



Hearing Transcript

Project:	Connah's Quay Low Carbon Power Project
Hearing:	Recording of Issue Specific Hearing 4 (ISH4) - Part 1
Date:	18 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

00:00:00.000 --> 00:01:20.550

Hi,

2

00:01:20.580 --> 00:01:24.340

good morning. It's now ten o'clock and time for this hearing to

3

00:01:24.360 --> 00:01:27.160

begin, the fourth issue-specific hearing.

4

00:01:27.170 --> 00:01:30.620

I'd like to welcome you all to the hearing, regarding landscape and visual

5

00:01:30.660 --> 00:01:34.340

amenity and climate change for the Connors Quay

6

00:01:34.560 --> 00:01:37.840

Low Carbon Power Project. Can I just check that you can hear me okay in the

7

00:01:37.880 --> 00:01:39.220

room?

8

00:01:40.640 --> 00:01:43.890

Okay, thank you. Uh, and can I confirm with the team at the rear of the room that

9

00:01:43.940 --> 00:01:46.640

we're streaming and recording? Thank you very much.

10

00:01:46.720 --> 00:01:49.480

Um, apologies for going through some of this again for some of you who were here

11

00:01:49.500 --> 00:01:52.340

with us yesterday. But my name is Nick Ely, and I've been appointed by the

12

00:01:52.380 --> 00:01:55.570

Secretary of State as the examining inspector to examine this

13

00:01:55.570 --> 00:01:58.870

application. You might hear me referred to as the examining authority or

14

00:01:59.080 --> 00:02:02.220

XA. I'm joined by my, colleagues from the Planning

15

00:02:02.260 --> 00:02:05.750

Inspectorate, Mr Jake Stevens, the case manager at the rear of the room, who's

16

00:02:05.780 --> 00:02:09.769

handling the administration of today's hearing, and Mr Sam Stevens, the

17

00:02:09.820 --> 00:02:13.600

case officer, who's joining us virtually online, handling the virtual attendees and

18

00:02:13.660 --> 00:02:16.800

components of this meeting. Hearing, sorry.

19

00:02:16.880 --> 00:02:20.700

Um, we have the teams from, TM Services and Event Video at the rear

20

00:02:20.760 --> 00:02:24.300

room who are handling the audio and visual components of the meeting and live

21

00:02:24.340 --> 00:02:28.180

streaming and recording the event, and Cumen Translation Services

22

00:02:28.280 --> 00:02:32.160

team, who will live translate any spoken Welsh into English for the benefit of

23

00:02:32.200 --> 00:02:35.210

any non-Welsh speakers in the room or online.

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00:02:36.300 --> 00:02:39.960

Um, we do welcome contributions in Welsh during this examination,

and we

25

00:02:40.060 --> 00:02:43.620

have translation facilities available, to do that

26

00:02:43.960 --> 00:02:47.900

if you need to at any time. Um, the arrangements in the room would be

27

00:02:47.980 --> 00:02:51.470

if someone speaks Welsh and you're n-not a Welsh natural,

28

00:02:51.780 --> 00:02:54.620

natural Welsh speaker, there are headphones available.

29

00:02:54.720 --> 00:02:56.740

Uh, and online there are two stream services.

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00:02:56.780 --> 00:03:00.680

One is a live translation service online that will get the feed from Cumen

31

00:03:00.760 --> 00:03:04.380

Services, and then the second one is, a, a telephone number you can dial

32

00:03:04.460 --> 00:03:08.130

into, so that is a little bit more involved and takes a bit of time.

33

00:03:08.140 --> 00:03:12.000

Can I just check before we make a, a start any further, does anybody in the room

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00:03:12.020 --> 00:03:14.480

today wish to speak Welsh?

35

00:03:16.320 --> 00:03:19.280

Or anybody online who might wish to make representations in

36

00:03:19.300 --> 00:03:21.240

Welsh?

37

00:03:22.380 --> 00:03:23.980

Okay, I'm not seeing any hands up online.

38

00:03:24.000 --> 00:03:26.080

But just to let you know, again, if you wish to, feel free.

39

00:03:26.120 --> 00:03:28.430

Uh, just give us a little bit of a chance to make the adjustments in the room and

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00:03:28.520 --> 00:03:32.200

hand out things like the headphones and allow people to dial in,

41

00:03:32.540 --> 00:03:35.640

online if they need to.

42

00:03:36.400 --> 00:03:38.920

Um, just briefly gonna go over the housekeeping matters for today.

43

00:03:38.940 --> 00:03:40.880

If you could please set your devices to silent.

44

00:03:40.900 --> 00:03:44.280

If you need to take a call, please feel free to leave the room and do so, then

45

00:03:44.300 --> 00:03:45.800

return when it's convenient for you.

46

00:03:46.380 --> 00:03:49.280

Um, toilets are out the door on the left.

47

00:03:49.300 --> 00:03:53.160

And there is no planned fire alarm today, so if the

48

00:03:53.260 --> 00:03:57.240

fire alarm does go off, we leave through the fire exit doors there marked on my

49

00:03:57.250 --> 00:04:00.980

left and, muster into the car park

50

00:04:01.020 --> 00:04:02.980
outside.

51

00:04:04.020 --> 00:04:07.820
Um, the meeting's going to follow the agenda that we published on
the National

52

00:04:07.900 --> 00:04:10.400
Infrastructure Planning website on the 10th of March,

53

00:04:10.560 --> 00:04:13.960
2026, which is examination library reference

54

00:04:14.140 --> 00:04:17.269
EV6001, which is in English, and

55

00:04:17.360 --> 00:04:21.340
EV6002, which is in Welsh. Might be helpful if you had a copy of

56

00:04:21.380 --> 00:04:24.600
that in front of you. I believe the applicant has printed off some
hard copies for

57

00:04:24.620 --> 00:04:28.140
the benefit of people in the room if you do need that.

58

00:04:29.280 --> 00:04:31.130
Uh, the agenda is for guidance only.

59

00:04:31.140 --> 00:04:34.140
I'll try and add any other considerations as we go through or issues
as they crop

60

00:04:34.200 --> 00:04:38.120
up, as, as you raise them to me, and then we'll conclude the hearing
as

61

00:04:38.180 --> 00:04:41.060
soon as those contributions have been made.

62

00:04:41.200 --> 00:04:44.660

Um, but if we can't conclude all of the issues today, then we can always follow up

63

00:04:44.720 --> 00:04:46.640

in writing. This is principally a written

64

00:04:46.680 --> 00:04:48.880

examination.

65

00:04:49.860 --> 00:04:53.720

Uh, today's hearing is being undertaken in a hybrid way, meaning that some of you

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00:04:53.740 --> 00:04:57.200

are present with us here in the room, but some are also joining us virtually online

67

00:04:57.280 --> 00:05:01.030

using Microsoft Teams. I'll try and make sure that however you join us today, that

68

00:05:01.080 --> 00:05:04.640

we make sure you're engaged and you've got a chance to speak if you wish to do so.

69

00:05:04.780 --> 00:05:08.100

Apologies for those online. My-- I'm not very good at spotting when the hands go

70

00:05:08.140 --> 00:05:11.630

up, so if you, if you do need to just nudge someone or let me know or just turn on

71

00:05:11.660 --> 00:05:14.880

your mic and say, "Excuse me, I've got my hand raised," if I miss you, I'll let you

72

00:05:14.900 --> 00:05:16.590

know. Um,

73

00:05:18.240 --> 00:05:22.080

a link to the Planning Inspectorate's privacy notice was provided in

this

74

00:05:22.120 --> 00:05:24.520

notification for the hearing, and I assume that you've had a chance to have a look

75

00:05:24.540 --> 00:05:28.410

at it. But just in case you haven't, your-- it establishes how your

76

00:05:28.460 --> 00:05:32.300

personal data will be collected and recorded in accordance with, general

77

00:05:32.380 --> 00:05:35.860

data protection laws. If you have any concerns about that, please speak to the case

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00:05:35.920 --> 00:05:37.240

team after the hearing.

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00:05:40.050 --> 00:05:43.570

Um, the recording will also be made available on the Connors Quay Low Carbon Power

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00:05:43.740 --> 00:05:47.160

Project section of the National Infrastructure Planning website as soon as

81

00:05:47.180 --> 00:05:49.260

practical after we've finished this.

82

00:05:49.300 --> 00:05:52.640

With this in mind, please, each time you speak, if you could state your name for

83

00:05:52.680 --> 00:05:56.480

the record, please, 'cause it helps, one, with the transcription service

84

00:05:56.600 --> 00:06:00.100

online, and two, for those that perhaps are following in the room, if the camera

85

00:06:00.160 --> 00:06:04.140

hasn't turned to you immediately, to identify who is speaking and who they're

86

00:06:04.180 --> 00:06:08.156

representing. Um, if you wish to speak and you're not at the

87

00:06:08.216 --> 00:06:11.226

table at the front of the room, we can have a microphone brought out to you, or

88

00:06:11.296 --> 00:06:14.726

you're more than welcome to come up and speak at the front if you'd rather.

89

00:06:15.776 --> 00:06:19.286

Okay, I'm now gonna ask those of you that are intending to participate in today's,

90

00:06:19.536 --> 00:06:22.876

hearing to introduce yourselves, and when I state the organization name, if you

91

00:06:22.916 --> 00:06:25.896

could then introduce, your name and who you're

92

00:06:25.936 --> 00:06:29.776

representing. Uh, I'm happy to take a similar approach the way we did it

93

00:06:29.836 --> 00:06:33.816

yesterday, that if you want to do your first topic item and introduce your

94

00:06:33.836 --> 00:06:37.506

experts for that item, and then we can go through, w- and I'll try and

95

00:06:37.536 --> 00:06:40.316

remember this time to come back to you in, in advance of the second item.

96

00:06:40.676 --> 00:06:43.116

So I'll start with the applicant, if that's okay, please. Thank you very much.

97

00:06:44.836 --> 00:06:48.465

Good morning, sir. James Strawn for the applicant, and,

98

00:06:49.036 --> 00:06:53.006

I, I think I can do all the appearances today.

99

00:06:53.076 --> 00:06:56.176

Um, there are fewer. So to my right is Mr.

100

00:06:56.196 --> 00:06:58.596

Roger Bramwood, who you know already.

101

00:06:58.696 --> 00:07:02.016

Um, to his right is Mr. Jorg

102

00:07:02.136 --> 00:07:05.296

Schulz, who will be dealing with landscape

103

00:07:05.456 --> 00:07:09.336

matters, and he has...

104

00:07:09.396 --> 00:07:13.216

a-also with AECOM, who's been responsible for the landscape and visual

105

00:07:13.276 --> 00:07:16.796

impact assessments. Um, to

106

00:07:17.676 --> 00:07:18.616

his right but

107

00:07:19.496 --> 00:07:23.376

further down is Mr. Ben Murray, dealing with climate change matters, also from

108

00:07:23.456 --> 00:07:27.226

AECOM. Uh, when we... Do you want to

109

00:07:27.256 --> 00:07:29.936
speak? Well... Uh,

110

00:07:30.016 --> 00:07:33.756
and, I think that's everyone who's planning to

111

00:07:33.836 --> 00:07:35.746
speak, but there are obviously others at the table.

112

00:07:35.756 --> 00:07:39.116
But if anyone else needs to speak, they'll introduce themselves.

113

00:07:39.156 --> 00:07:39.356
Thank you very

114

00:07:39.376 --> 00:07:44.636
much.

115

00:07:46.676 --> 00:07:48.916
If I could now come to you, Flintshire County Council, please.

116

00:07:50.576 --> 00:07:54.336
Good morning. Um, Charlie Pope, Senior Planning Officer with
Flintshire County

117

00:07:54.396 --> 00:07:58.316
Council, and to my right is Tim Hibbert, a Planning Officer

118

00:07:58.436 --> 00:08:01.796
with Flintshire County Council, and we're supported online by Ben

119

00:08:01.976 --> 00:08:05.876
Oakman, with Arup, to discuss landscape

120

00:08:05.936 --> 00:08:06.956
matters. Thank

121

00:08:06.996 --> 00:08:14.236
you.

122

00:08:18.676 --> 00:08:21.146

Is there anybody else in the room that would either like to introduce themselves

123

00:08:21.216 --> 00:08:24.656

now, or I'm more than happy to come to you at any point if you raise your hand,

124

00:08:25.016 --> 00:08:27.936

later in the hearing.

125

00:08:29.356 --> 00:08:32.776

Um, and now if I move to the parties online, please.

126

00:08:32.856 --> 00:08:35.297

Um, if I could start, I know I have Dr.

127

00:08:35.317 --> 00:08:39.067

Boswell, represented. So firstly, if I could go to Dr.

128

00:08:39.076 --> 00:08:42.057

Boswell to introduce himself.

129

00:08:42.136 --> 00:08:45.636

Yes. Good morning, sir. Dr. Andrew Boswell

130

00:08:45.716 --> 00:08:49.696

from Climate Emergency Science and Law,

131

00:08:50.776 --> 00:08:53.196

speaking on items three and four.

132

00:08:55.156 --> 00:08:56.116

Thank you.

133

00:08:56.136 --> 00:08:58.136

Thank you.

134

00:08:59.476 --> 00:09:02.996

I'm just looking at the list. I've got Mr. Oakman. Thank you.

135

00:09:03.076 --> 00:09:06.906

I believe... Oh, I've got another page, but I can't quite see it. So can I just...

136

00:09:06.916 --> 00:09:10.676

Is there any party online I have not, introduced or wishes to

137

00:09:10.736 --> 00:09:13.556

introduce themselves or identify to me that they'd like to speak on a specific

138

00:09:13.796 --> 00:09:17.316

topic?

139

00:09:19.836 --> 00:09:22.956

Okay. Thank you. Thank you very much. Uh, excellent. Right.

140

00:09:22.976 --> 00:09:26.936

Let's move along. Um, and if

141

00:09:26.996 --> 00:09:29.246

I could just remind people again, when they do speak, if they could mention their

142

00:09:29.276 --> 00:09:32.456

name. Apologies for that. I'll try and introduce you by your name as well to help.

143

00:09:32.796 --> 00:09:32.996

Um,

144

00:09:33.956 --> 00:09:37.396

moving on to item two in the agenda, let me just briefly explain the purpose of

145

00:09:37.436 --> 00:09:41.356

today's hearing. This hearing is just to explore the topics of landscape and

146

00:09:41.376 --> 00:09:45.216

mission-- visual amenity and climate change, and is to allow me to further explore

147

00:09:45.236 --> 00:09:48.696

the assessment that's been made and the documenta- documentation of proposals

148

00:09:48.736 --> 00:09:52.696

submitted by the applicant, and also to hear any concerns or issues you wish

149

00:09:52.716 --> 00:09:55.656

to raise to me and point out to the examination.

150

00:09:55.776 --> 00:09:55.896

Uh,

151

00:09:57.476 --> 00:10:01.445

I'd like to consider the specific issues, that I've just identified for,

152

00:10:01.576 --> 00:10:03.236

to help gain, gain a better understanding of topics.

153

00:10:03.256 --> 00:10:06.296

But if you want to highlight any other issues related in around that, please,

154

00:10:06.316 --> 00:10:06.696

please feel

155

00:10:06.736 --> 00:10:14.156

free.

156

00:10:16.656 --> 00:10:19.316

Okay. Okay, moving on to the first topic on the hearing then, which is the

157

00:10:19.416 --> 00:10:23.196

landscape and visual amenity, of the proposed development.

158

00:10:23.235 --> 00:10:26.156

Firstly, thank you for the previous information you submitted to me at the earlier

159

00:10:26.216 --> 00:10:29.636

hearings, regarding good design of your proposed development

160

00:10:30.196 --> 00:10:33.656

and the range of documentation identifying the step-by-step approach that you've

161

00:10:33.716 --> 00:10:36.116

taken in your design, iteration, and evolution.

162

00:10:37.476 --> 00:10:40.516

What I'm seeking to understand a little better initially at first, my first item

163

00:10:40.616 --> 00:10:44.576

is, where the visual aspects of your

164

00:10:44.596 --> 00:10:46.076

proposed development have been,

165

00:10:48.216 --> 00:10:51.456

improved to harmonize and enhance the project within the local landscape and for

166

00:10:51.496 --> 00:10:55.376

the views of local residents. So I'm gonna ask if it's okay for the

167

00:10:55.396 --> 00:10:57.916

applicant initially to come there, and I'll explain a little bit more about that in

168

00:10:57.956 --> 00:11:00.706

a moment. And then we'll come, perhaps throw it open to the room if anyone would

169

00:11:00.706 --> 00:11:02.896

like to speak about their opinion.

170

00:11:02.956 --> 00:11:06.636

So item three point one, which are the measures taken to ensure the proposed

171

00:11:06.676 --> 00:11:10.476

development has the minimum residual impact in the local landscape but

172

00:11:10.536 --> 00:11:13.896

also seeks to meet the need for good design initially.

173

00:11:13.956 --> 00:11:17.296

So again, thank you for that clarification you provided earlier, and also for your

174

00:11:17.316 --> 00:11:20.956

reply to my written questions highlighting the approach you've taken to the design

175

00:11:20.996 --> 00:11:24.436

of the proposed development and how you've sought to show you've undertaken good

176

00:11:24.456 --> 00:11:28.336

design. Apologies from me for revisiting this

177

00:11:28.356 --> 00:11:31.236

topic, and I, I appreciate it may seem a bit like déjà vu.

178

00:11:31.256 --> 00:11:35.176

But after reading and rereading your submissions, I agree that I can see

179

00:11:35.236 --> 00:11:39.176

that you've followed a design philosophy approach, and you've got an

180

00:11:39.236 --> 00:11:42.476

iterative design process, and it has

181

00:11:42.516 --> 00:11:45.966

evolved. But what I'm struggling to see are where the factors

182

00:11:46.016 --> 00:11:49.996

identified in the design approach documentation and the themes that you've picked

183

00:11:50.116 --> 00:11:53.896

out, are relevant to the national local planning

184

00:11:53.956 --> 00:11:57.786

sub-policies and have had good design applied to them rather

185

00:11:57.816 --> 00:12:00.316

than cursory design applied to them.

186

00:12:00.376 --> 00:12:04.036

So for instance, the national and local, Flintshire County Council policies

187

00:12:04.096 --> 00:12:08.024

talk of creating attractive designs But the approach taken, particularly

188

00:12:08.044 --> 00:12:11.874

with the color palette that you've chosen for the massing of the blocks and on the

189

00:12:11.984 --> 00:12:14.004

site, seems to follow like camouflage

190

00:12:14.844 --> 00:12:18.264

rather than actually, blending in with the local

191

00:12:18.304 --> 00:12:22.004

landscape to the point of looking at existing buildings and

192

00:12:22.064 --> 00:12:26.024

existing, components that are nice

193

00:12:26.664 --> 00:12:29.464

in the local landscape. I apologize.

194

00:12:29.644 --> 00:12:32.924

I appreciate it's difficult to make a large industrial complex look attractive.

195

00:12:32.964 --> 00:12:36.144

I get that, and I, but I do note things that you've done like take the linear

196

00:12:36.184 --> 00:12:39.904

approach to align the defense to the railway, the road, and the river to try and

197

00:12:40.364 --> 00:12:43.454

flow the design the same way that you're, you're constrained by your site, so I, I

198

00:12:43.484 --> 00:12:47.084

get things like that. Uh, I do wonder about the massing of the island

199

00:12:47.284 --> 00:12:50.864

units that you've got, which is distinct from the more

200

00:12:51.244 --> 00:12:54.064

low-key background setting of the rest of the community around the area.

201

00:12:54.104 --> 00:12:57.104

But I also understand you've got large industrial processes that you need to house

202

00:12:57.144 --> 00:12:58.654

in buildings. Um,

203

00:13:00.144 --> 00:13:03.904

and the range of, distribution of colors and architectural styles in your

204

00:13:03.964 --> 00:13:06.764

community doesn't seem to be reflected in big

205

00:13:07.104 --> 00:13:07.984

rectangular

206

00:13:09.364 --> 00:13:13.244

monotone blocks. So, it, it

207

00:13:13.304 --> 00:13:17.104
seems to me that it's been designed to blend into the skyline rather than enhance

208
00:13:17.124 --> 00:13:19.834
the local views for people. Um,

209
00:13:20.804 --> 00:13:24.384
is it possible you could highlight to me where the design has evolved to create an

210
00:13:24.444 --> 00:13:28.424
innovative solution or a good design, that delivers multiple benefits to

211
00:13:28.484 --> 00:13:32.404
many stakeholders and not just the developer, and is perhaps something

212
00:13:32.424 --> 00:13:35.774
that others in the future, if they're designing a power station in another place in

213
00:13:35.804 --> 00:13:38.524
the country, would look to this and say, "Look at what they did here at Connors

214
00:13:38.564 --> 00:13:41.824
Quay. That's really good, and we're gonna copy

215
00:13:41.864 --> 00:13:42.604
that"?

216
00:13:44.164 --> 00:13:46.564
So over to you, sir. Um, Mr. Schulz.

217
00:13:46.624 --> 00:13:48.204
Sorry.

218
00:13:48.244 --> 00:13:50.944
Oh, sorry. No, no, that's fine. Sorry. James Strong for the applicant.

219

00:13:51.004 --> 00:13:51.324

I think,

220

00:13:52.164 --> 00:13:53.754

sir, some of the... You, you've asked...

221

00:13:53.764 --> 00:13:57.424

Thank you for the, for the particular topics you're interested in.

222

00:13:57.484 --> 00:14:01.324

Uh, some of them may be for us to come back to you on,

223

00:14:01.704 --> 00:14:03.184

in terms of the documentation.

224

00:14:03.424 --> 00:14:07.164

But certainly, I was gonna pick up on that, for example, the color palette

225

00:14:07.384 --> 00:14:11.304

is very much something Mr. Schulz could assist you with in the approach that's

226

00:14:11.344 --> 00:14:15.204

been taken and the consequential impacts for, for

227

00:14:15.343 --> 00:14:18.664

how the, the structures will be seen. So if I hand over to Mr.

228

00:14:18.674 --> 00:14:19.954

Schulz to tackle that.

229

00:14:22.504 --> 00:14:23.573

Thank you.

230

00:14:23.724 --> 00:14:26.484

Good morning, sir. Um, so-

231

00:14:26.664 --> 00:14:28.044

Just introduce y-yourself.

232

00:14:28.104 --> 00:14:29.484
As you've said rightly, the-

233

00:14:29.524 --> 00:14:29.744
Sorry.

234

00:14:29.784 --> 00:14:30.424
It's about-

235

00:14:31.044 --> 00:14:31.804
Your name.

236

00:14:31.844 --> 00:14:32.224
Oh, yeah.

237

00:14:32.284 --> 00:14:32.413
That's okay.

238

00:14:32.413 --> 00:14:36.064
Um, my name is Jorg Schulz. I'm working for AECOM, and I wrote the
Landscape and

239

00:14:36.104 --> 00:14:40.034
Visual Impact Assessment. And, so going back to your

240

00:14:40.084 --> 00:14:41.804
question,

241

00:14:43.284 --> 00:14:46.884
you talked about camouflaging and integrating and, what is the

242

00:14:46.924 --> 00:14:50.724
difference there and can we produce, an exciting

243

00:14:50.764 --> 00:14:53.944
design which gives something to the local community?

244

00:14:54.964 --> 00:14:58.404
I think it's difficult for a facility like that to be,

245

00:14:59.484 --> 00:15:01.924
exciting and integrating. Um,

246
00:15:02.904 --> 00:15:04.944
it is possible to

247
00:15:06.984 --> 00:15:10.324
not camouflage it, but to integrate it color-wise, and

248
00:15:11.204 --> 00:15:14.944
it depends on where you are. If you are in close proximity

249
00:15:15.004 --> 00:15:16.584
within one or two kilometers,

250
00:15:17.584 --> 00:15:20.764
and you see the, proposed facility against the sky,

251
00:15:21.484 --> 00:15:25.344
that would require a different color palette than when you are, at
an

252
00:15:25.384 --> 00:15:29.364
elevation. Um, for example, in the, in the hill range or

253
00:15:29.444 --> 00:15:33.064
at, Moel Famau, where you look down and

254
00:15:33.164 --> 00:15:36.584
see the proposal against the land and against the

255
00:15:36.744 --> 00:15:40.544
estuary, like all the other ex-existing industrial

256
00:15:40.604 --> 00:15:44.474
facilities. That would basically, from up there, it

257
00:15:44.484 --> 00:15:48.353
would require a darker palette to integrate the, the,

258
00:15:48.384 --> 00:15:52.224

the proposal into the landscape, while when you are close to

259

00:15:52.264 --> 00:15:56.164

it, you would want a, a lighter palette in order to blend it in

260

00:15:56.204 --> 00:16:00.184

with the sky. And we have, concentrated

261

00:16:00.284 --> 00:16:04.174

on... Well, the color analysis has gone through various iterations during the

262

00:16:04.204 --> 00:16:04.934

summer and winter

263

00:16:05.764 --> 00:16:08.734

and looked at existing colors, in the

264

00:16:08.744 --> 00:16:12.633

locality. Uh, it looked at the sky and water colors,

265

00:16:12.644 --> 00:16:16.024

at vegetation, existing infrastructure, and

266

00:16:16.084 --> 00:16:19.944

what color shades are available and what would be best

267

00:16:20.044 --> 00:16:23.944

to, integrate the, the, the, the

268

00:16:23.964 --> 00:16:27.944

power station into its setting. What we also looked at, and that's the

269

00:16:27.983 --> 00:16:31.244

most important point of view, where are the significant receptors?

270

00:16:31.264 --> 00:16:34.984

And they are close to the power station, and they are in a radius of

271

00:16:35.044 --> 00:16:37.744

about two and a half kilometers, from the

272

00:16:38.664 --> 00:16:41.764

main development area. And the majority of those

273

00:16:41.784 --> 00:16:45.053

views is, having views against the

274

00:16:45.104 --> 00:16:48.664

sky. While the lower parts may be seen against the land, the

275

00:16:48.704 --> 00:16:52.644

majority is seen against the sky, and we would have therefore recommended that

276

00:16:52.704 --> 00:16:54.164

the overall

277

00:16:55.124 --> 00:16:59.104

development would have a grade, a gradual change in colors,

278

00:16:59.384 --> 00:17:03.364

not just two or three color, shades, probably

279

00:17:03.424 --> 00:17:06.325

more, to start from a more darker

280

00:17:06.944 --> 00:17:10.624

hue to lighter ones at the upper sections and

281

00:17:10.704 --> 00:17:14.264

stacks indeed, so that the visual effects

282

00:17:14.344 --> 00:17:18.144

on the local community around it are minimized as

283

00:17:18.204 --> 00:17:22.045

much as we can given the size of the buildings.

284

00:17:22.085 --> 00:17:22.904

While that may be

285

00:17:23.785 --> 00:17:27.204

resulting in a slight more pronounced view from

286

00:17:27.764 --> 00:17:31.024

elevated locations further away, but they

287

00:17:31.124 --> 00:17:34.864

then, that more pronounced view blends in with

288

00:17:35.004 --> 00:17:38.884

other existing industrial facilities in the area, which you also

289

00:17:38.944 --> 00:17:42.704

can see from up there, like from the, Jubilee

290

00:17:42.764 --> 00:17:45.584

Tower, for example, at Moel Famau.

291

00:17:45.624 --> 00:17:45.904

And

292

00:17:47.064 --> 00:17:47.304

so

293

00:17:48.144 --> 00:17:51.864

that's the initial thought, and which has contributed to the

294

00:17:52.324 --> 00:17:54.924

design process and color process.

295

00:17:55.024 --> 00:17:55.344

Um,

296

00:17:56.604 --> 00:17:57.084

to

297

00:17:57.964 --> 00:17:59.684

create an exciting

298

00:18:00.504 --> 00:18:04.303
color scheme which is, or

299

00:18:04.444 --> 00:18:07.684
can be used as an example for other, industrial

300

00:18:07.764 --> 00:18:11.092
facilities I think that's difficult.

301

00:18:11.192 --> 00:18:14.612
Um, I have worked on a power station in Northern

302

00:18:14.692 --> 00:18:18.532
Ireland, where the majority of views is seen from

303

00:18:18.572 --> 00:18:22.032
Belfast Lough, and, that is

304

00:18:22.872 --> 00:18:25.922
seen against the land. And we have,

305

00:18:26.732 --> 00:18:29.442
an existing power station, beside it, and

306

00:18:30.312 --> 00:18:33.172
it's the Kilroot Power Station. We have,

307

00:18:35.312 --> 00:18:39.192
looked at what the existing power station does in terms of visual
impact and what

308

00:18:39.432 --> 00:18:43.312
can we do to camouflage or to blend in the

309

00:18:43.592 --> 00:18:45.992
s- power station into its setting.

310

00:18:46.012 --> 00:18:49.812
And we picked up the colors from the surrounding landscape, what you
see against

311

00:18:49.852 --> 00:18:53.052
the land, and came up with a color pattern which is

312
00:18:53.992 --> 00:18:57.812
not just linear, it has a, a mosaic, basically.

313
00:18:57.852 --> 00:19:01.632
And that helps to, blend it in.

314
00:19:01.652 --> 00:19:04.922
Certainly in, in visualizations, it's,

315
00:19:05.692 --> 00:19:09.012
visible, but it doesn't stand out as it would be if

316
00:19:09.052 --> 00:19:12.852
traditional colors like white or light gray would be applied
throughout.

317
00:19:12.892 --> 00:19:16.712
And, but for that location, the majority of

318
00:19:16.752 --> 00:19:20.472
receptors were, were looking against the land.

319
00:19:20.592 --> 00:19:24.432
Um, so... And that's not the case for Connors Quay.

320
00:19:24.472 --> 00:19:28.372
You have the majority of receptors who have significant effects or
will

321
00:19:28.392 --> 00:19:32.252
have significant effects looking against the sky, and hence we would

322
00:19:32.332 --> 00:19:34.812
recommend a, a lighter palette for

323
00:19:35.932 --> 00:19:39.512
the buildings, not drawing the attention to

324

00:19:39.532 --> 00:19:43.172
it. Um, I think there'll be a prominent

325
00:19:43.232 --> 00:19:46.732
setting anyway from close-distance views or, or cl- prominent,

326
00:19:47.412 --> 00:19:49.412
structures from a close-distance view.

327
00:19:49.472 --> 00:19:52.772
But to, yeah, allow

328
00:19:52.832 --> 00:19:56.712
for the maximum of flexibility, depending also on

329
00:19:56.772 --> 00:20:00.312
lighting conditions, which is a big factor in, in, in

330
00:20:00.472 --> 00:20:04.412
coloring of, of facilities, so that in, in gray days and sunny

331
00:20:04.472 --> 00:20:08.012
days, that the views against the sky will be most

332
00:20:08.032 --> 00:20:11.452
accommodated with the color scheme.

333
00:20:13.452 --> 00:20:13.952
Thank you.

334
00:20:14.032 --> 00:20:15.992
I... James Strong for the applicant.

335
00:20:16.252 --> 00:20:18.752
So I was gonna raise a point just at the beginning.

336
00:20:18.852 --> 00:20:22.592
Um, I, I rem- recall obviously yesterday you, you

337
00:20:22.872 --> 00:20:26.492
didn't necessarily want visual material shown on the screen.

338

00:20:26.592 --> 00:20:30.532

Um, it-- And obviously Mr. Schulz has explained

339

00:20:30.652 --> 00:20:31.812

what he's explained--

340

00:20:31.832 --> 00:20:32.322

Mm-hmm

341

00:20:32.472 --> 00:20:34.492

... to you, and that may be sufficient.

342

00:20:34.512 --> 00:20:38.332

But we, if it, if it helps, we can put up, and it, it

343

00:20:38.392 --> 00:20:41.592

may be of assistance, some of the viewpoints in the

344

00:20:42.372 --> 00:20:46.022

environmental statement or the application material or, or, or the

345

00:20:46.152 --> 00:20:49.852

documents in order to illustrate some of

346

00:20:49.912 --> 00:20:53.692

these considered, decisions as to

347

00:20:54.552 --> 00:20:57.332

how to address the color, for example, and

348

00:20:57.412 --> 00:21:01.032

why, as Mr. Schulz was saying, the

349

00:21:01.092 --> 00:21:05.072

particular viewpoints where significant effects are being identified

350

00:21:05.132 --> 00:21:08.632

as opposed to those where there's still viewpoints but not so

351

00:21:08.712 --> 00:21:12.621
significant, have influenced the, the approach to that

352
00:21:12.632 --> 00:21:16.452
design that you've heard. Uh, so I, I just

353
00:21:16.512 --> 00:21:20.372
ask, well, it's up to you, of course, but, but we can put them on
screen if

354
00:21:20.492 --> 00:21:21.532
that would assist, uh-

355
00:21:21.552 --> 00:21:25.341
That... My, my preference is not to use visual material only 'cause
it, it, it,

356
00:21:25.352 --> 00:21:29.032
it's different, different people can see different screens and, not
everyone

357
00:21:29.092 --> 00:21:32.492
acc-necessarily on access. Some people may be dialing in using the,
the option to

358
00:21:32.512 --> 00:21:36.292
dial in. So, though, as long as it's, the evidence is submitted in
the

359
00:21:36.332 --> 00:21:39.972
examination library, I'm more than happy for you to refer people to
those i-

360
00:21:40.292 --> 00:21:42.892
documents for them to look at. I've certainly had a look at those.

361
00:21:42.912 --> 00:21:43.992
And actually, it's not so much

362
00:21:44.912 --> 00:21:48.232
the detail of those that I, I'd like to get into in this discussion

363

00:21:48.272 --> 00:21:51.732

necessarily. It's more about your general approach and, and, and it's been very

364

00:21:51.752 --> 00:21:54.972

helpful, Mr. Schulz, the way you've explained how you came up with your ca- I know

365

00:21:55.112 --> 00:21:58.072

I've, I've read your document about landscape and visual assessment, but how, just,

366

00:21:58.112 --> 00:22:01.872

just to hear that very short, succinct summary of how you approach who's, who's the

367

00:22:01.912 --> 00:22:05.852

main receptor and from the complexity of what it looks like from a far away, from

368

00:22:05.912 --> 00:22:09.822

what it looks like, nearby and also from which way you're looking and, and

369

00:22:09.872 --> 00:22:13.352

what is the background to which the, facility is set against.

370

00:22:13.392 --> 00:22:15.202

So thank you for that. Um,

371

00:22:16.692 --> 00:22:20.492

I do think, you know, it's this thing, it's very difficult to camouflage a big

372

00:22:20.552 --> 00:22:23.732

thing. You know, that's quite hard to do.

373

00:22:23.742 --> 00:22:27.562

Uh, and, and sometimes in attempting to camouflage it, all you potentially

374

00:22:27.632 --> 00:22:31.572

can sometimes do is make it stark and obvious, because it's

375

00:22:31.632 --> 00:22:35.292

so large. What I was interested in, going back to the good

376

00:22:35.312 --> 00:22:39.072

design, and I think this is, it's, I appreciate your specialism is, is the

377

00:22:39.112 --> 00:22:42.041

landscape, architecture component of this, is

378

00:22:42.912 --> 00:22:46.132

what did the community say they would like to

379

00:22:46.212 --> 00:22:50.072

see? Because what you've done, I think, you know, is, is, is a traditional

380

00:22:50.412 --> 00:22:54.092

technical approach to how you would try and

381

00:22:54.192 --> 00:22:57.092

settle a building of any type into a

382

00:22:57.152 --> 00:23:01.142

landscape. But what I'm interested in is what the community would have said to you,

383

00:23:01.142 --> 00:23:04.622

"I'd like it to look like," and what could you have done

384

00:23:05.532 --> 00:23:08.532

for the community so that they can value that

385

00:23:08.632 --> 00:23:12.572

view, and the critical need that potentially you may be

386

00:23:12.632 --> 00:23:15.612

providing, and actually have a pride in what

387

00:23:16.212 --> 00:23:19.832

they're driving past every day, walking their dog past every day,
looking out of

388

00:23:19.872 --> 00:23:23.752

their bedroom window at every day, rather than seeing these

389

00:23:23.792 --> 00:23:26.572

big rectangular monotone blocks.

390

00:23:27.252 --> 00:23:29.882

And, and that may be, I may hear from the community, and they may
go, "That's what

391

00:23:29.912 --> 00:23:33.892

we want to see." I don't know. But that's where I think the good
design

392

00:23:33.932 --> 00:23:36.112

element comes in. It's, it's, it's not just about

393

00:23:37.392 --> 00:23:40.792

applying tech- good technical design, it's about listening to the

394

00:23:40.812 --> 00:23:44.152

community, what they want.

395

00:23:45.752 --> 00:23:49.092

James Strong for the applicant, sir. Yes, well, Mr.

396

00:23:49.112 --> 00:23:52.872

Schulz can help you in, in relation to how the

397

00:23:52.912 --> 00:23:56.572

design process has been influenced by the landscape and visual

398

00:23:56.592 --> 00:24:00.232

impact assessment. The specific question you've asked about
community

399

00:24:00.292 --> 00:24:04.232

engagement and whether they were raising an approach to design which

400

00:24:04.992 --> 00:24:08.592

we've taken into account, I think I'll need to check

401

00:24:08.852 --> 00:24:12.832

and go through the, community responses 'cause

402

00:24:12.932 --> 00:24:15.752

I don't have those immediately to hand.

403

00:24:15.792 --> 00:24:19.340

I think my-I tentatively suggest that

404

00:24:20.300 --> 00:24:23.640

understandably, perhaps, the, the concerns were less directed

405

00:24:23.680 --> 00:24:26.960

at, suggestions on the

406

00:24:27.020 --> 00:24:30.200

appearance and more about the principle-

407

00:24:30.220 --> 00:24:30.360

Yeah

408

00:24:30.420 --> 00:24:34.020

... of anything there. But i-it's, it- we, we can certainly

409

00:24:34.620 --> 00:24:37.580

look into that to see whether there, there is a

410

00:24:37.620 --> 00:24:41.590

particular expression of view and,

411

00:24:42.220 --> 00:24:45.740

and how we dealt with that. I don't have that to my fingertips I'm afraid,

412

00:24:45.800 --> 00:24:49.500

but I, I can- we can, we can... It's helpful to know that you're interested in

413

00:24:49.560 --> 00:24:52.440
that, and we will, dig it out.

414

00:24:52.500 --> 00:24:56.239
Okay. Thank you. Um, I believe Mrs. Hulme at the rear of the room.

415

00:24:56.260 --> 00:24:57.820
Thank you. Yeah. Jennif-

416

00:24:59.060 --> 00:25:01.880
Jennifer Hulme, Oakenholt Farm Hall Complex.

417

00:25:03.100 --> 00:25:06.720
I think right from the very beginning when you very first came to
the

418

00:25:06.760 --> 00:25:09.560
meeting, well, we were all invited to meetings back in last

419

00:25:09.640 --> 00:25:13.100
year, we feel

420

00:25:13.380 --> 00:25:17.379
that it's been very complicated trying to deal with Uniper

421

00:25:18.340 --> 00:25:21.000
and actually getting the message across to the local

422

00:25:21.040 --> 00:25:24.860
community. As you can see, over the last, over the meetings

423

00:25:24.900 --> 00:25:28.480
previously, and the meetings here today, I'm totally

424

00:25:28.520 --> 00:25:30.960
shocked at the lack of

425

00:25:31.900 --> 00:25:34.940
community spirit in this room

426

00:25:35.720 --> 00:25:39.380
standing up for our local communities, and I'm actually

427
00:25:39.600 --> 00:25:41.620
just dumbfounded by the whole

428
00:25:41.820 --> 00:25:45.640
situation. And we are some of the closest

429
00:25:45.720 --> 00:25:48.100
ones to this complex,

430
00:25:49.120 --> 00:25:50.640
and I just feel that

431
00:25:51.520 --> 00:25:54.260
everything is online, everything is complicated.

432
00:25:54.280 --> 00:25:58.110
There's so many older people who do not have this

433
00:25:58.160 --> 00:26:02.020
communication, that apparently were

434
00:26:02.060 --> 00:26:05.780
supposed to have had door knocks in the two hundred and twenty
people

435
00:26:05.900 --> 00:26:09.740
that Uniper reckon they went round speaking to, and

436
00:26:09.760 --> 00:26:13.580
not one person in our area has spoken to Uniper on

437
00:26:13.620 --> 00:26:17.240
those door knocks. So how you can actually say that you've

438
00:26:17.320 --> 00:26:20.820
actually analyzed the situation and actually spoken to the
communities

439

00:26:20.920 --> 00:26:24.100
correctly, I just do not know.

440
00:26:24.920 --> 00:26:26.440
Anyway, thank you for listening to me.

441
00:26:26.480 --> 00:26:27.660
Thank you. No, thank you for coming.

442
00:26:27.680 --> 00:26:31.660
Thank you for coming upstairs as well, and also, one of the reasons we

443
00:26:31.680 --> 00:26:35.570
hold hearings, and also like we held last night, was an open hearing for all our

444
00:26:35.780 --> 00:26:39.680
members of the public to come and express their views, is w—we want to

445
00:26:39.760 --> 00:26:43.440
h—hear that and, and make sure that these, examinations are inclusive.

446
00:26:43.520 --> 00:26:46.960
Uh, and, and, I think the applicant does also.

447
00:26:47.040 --> 00:26:50.880
Um, but it, it's challenging. It's challenging to get the message out.

448
00:26:51.060 --> 00:26:54.200
It's challenging that there's an incredible amount of documentation that supports

449
00:26:54.220 --> 00:26:58.080
these things, and, we are professionals that have to do this as a job, and it's

450
00:26:58.200 --> 00:27:01.220
hard work to get through it all. So as a member of the public who's got jobs and

451

00:27:01.240 --> 00:27:04.960

other things to be holding down as well, I totally appreciate it's hard to find

452

00:27:04.980 --> 00:27:07.870

your way through all this and get to the detail and understand what all of these

453

00:27:07.900 --> 00:27:11.540

hearings are for and understand what all of the documents that are being referred

454

00:27:11.600 --> 00:27:15.580

to by the experts in the room are as well. So I, I completely get that.

455

00:27:15.660 --> 00:27:15.790

Um,

456

00:27:16.920 --> 00:27:20.180

that's one of the reasons I want to, you know, really push the applicant on how

457

00:27:20.240 --> 00:27:23.220

have they spoken to you? How have they got your views and taken that into

458

00:27:23.240 --> 00:27:26.780

consideration? I also empathize with the applicant saying, you know, a lot of

459

00:27:26.800 --> 00:27:30.430

people are saying, "We don't necessarily want this proposed development to occur."

460

00:27:30.460 --> 00:27:34.250

But it would be useful to know. But even if it hit,

461

00:27:34.360 --> 00:27:37.550

hit every avenue, you know, y-you may have people who say, "I support it," or, "I

462

00:27:37.560 --> 00:27:40.060

don't support it." You may have people say, "I, I don't support it, but if it's got

463

00:27:40.080 --> 00:27:43.940

to go ahead, I'd like it to look like this," or, "I'd like it to do different..."

464

00:27:43.960 --> 00:27:47.140

I'm gonna pick up on that in a little bit, and I'm also gonna come down on the next

465

00:27:47.200 --> 00:27:50.760

item to specific viewpoints from Oakenholt Farm and other

466

00:27:50.940 --> 00:27:54.140

areas in a moment as well. So I'll come back to you if I can, if that's all right.

467

00:27:54.180 --> 00:27:54.189

Yeah.

468

00:27:54.200 --> 00:27:55.460

Thank you. Um,

469

00:27:56.620 --> 00:27:59.840

Flint, just, just trying to check. Did... I know you've got your, Mr.

470

00:27:59.860 --> 00:28:02.140

Oakman on the call. Did, do you want to come in on any point of this at all?

471

00:28:02.180 --> 00:28:04.870

Please feel free to let me know if I'm missing him or anything, but, or equally, if

472

00:28:04.900 --> 00:28:06.060

you don't want to, feel free.

473

00:28:06.160 --> 00:28:07.090

No, we've got no comment on this, thanks.

474

00:28:07.090 --> 00:28:07.920

Thank you.

475

00:28:07.960 --> 00:28:08.790

Charlie Pope. Sorry, Flint.

476

00:28:08.820 --> 00:28:12.240

Yes. Thank you. Um, sir.

477

00:28:13.600 --> 00:28:14.380

Mr. Straughan, sorry.

478

00:28:15.740 --> 00:28:17.500

James, James Straughan from the applicant.

479

00:28:17.580 --> 00:28:21.300

Uh, so, without in any

480

00:28:21.360 --> 00:28:25.120

way seeking to diminish what's just been said about

481

00:28:25.180 --> 00:28:29.140

community engagement, because I, I appreciate everyone has their own

482

00:28:29.220 --> 00:28:30.240

views,

483

00:28:31.580 --> 00:28:35.540

so far as the applicant's concerned, we, it, it has followed

484

00:28:35.640 --> 00:28:38.900

an extensive, indeed, not just statutory but

485

00:28:39.080 --> 00:28:42.490

non-statutory, consultation engagement

486

00:28:42.580 --> 00:28:46.420

exercise. I, I, I'm not-- I appreciate not everyone would

487

00:28:46.480 --> 00:28:50.440
be satisfied with that, but when one does look at the,

488

00:28:50.460 --> 00:28:54.140
the, the efforts made to engage with the community and

489

00:28:54.320 --> 00:28:58.260
other people, to, in the whole approach to the

490

00:28:58.300 --> 00:29:02.270
design and other matters, so you will

491

00:29:02.400 --> 00:29:05.820
see that there's quite extensive documentation about that.

492

00:29:05.880 --> 00:29:09.580
I'm not going to go through it, because it would look,

493

00:29:09.840 --> 00:29:12.560
you know, it... I don't want to sort of run up against a view that's
been

494

00:29:12.580 --> 00:29:13.060
expressed.

495

00:29:13.320 --> 00:29:13.329
Yeah.

496

00:29:13.329 --> 00:29:16.460
But, but it should be looked at objectively in that way.

497

00:29:16.530 --> 00:29:20.280
Uh, we, just, on the question of

498

00:29:20.980 --> 00:29:24.960
design and, and how it appears, there is some

499

00:29:25.120 --> 00:29:28.760
summary, w- well, I'll come back to it in more detail in writing,
because I

500

00:29:28.800 --> 00:29:30.600
know you, you've, you're interested in it.

501
00:29:30.620 --> 00:29:34.400
But there is a summary in the consultation report

502
00:29:34.480 --> 00:29:38.160
for the original application, and some views were

503
00:29:38.180 --> 00:29:41.920
expressed about design. The,

504
00:29:41.940 --> 00:29:45.160
the, the reference I've seen principally was about

505
00:29:46.100 --> 00:29:49.380
integrating in terms of camouflaging or

506
00:29:49.420 --> 00:29:53.300
landscaping, which, which can be a view expressed by-

507
00:29:53.320 --> 00:29:53.440
Yeah

508
00:29:53.660 --> 00:29:56.410
... some people. So it's not necessarily

509
00:29:57.180 --> 00:30:01.120
straightforward, I think, extracting a consensus view as to

510
00:30:01.140 --> 00:30:04.930
how to go about, the, the approach to

511
00:30:05.000 --> 00:30:08.620
design. Landscaping clearly is

512
00:30:08.640 --> 00:30:12.500
problematic for, for, for this location and structure

513
00:30:12.540 --> 00:30:16.420
of scale. Um, camouflaging comes back to

514

00:30:16.480 --> 00:30:19.680
your, your question and may

515

00:30:19.720 --> 00:30:23.714
reflectA degree of difference of

516

00:30:23.804 --> 00:30:27.604
view between lots of different people as to do you camouflage, do

517

00:30:27.724 --> 00:30:29.864
you integrate, or do you stand out?

518

00:30:29.884 --> 00:30:30.064
Yeah.

519

00:30:30.084 --> 00:30:34.054
And, what Mr. Schultz can s- and, and you...

520

00:30:34.064 --> 00:30:37.614
A-any further questions about that, I'm sure he can answer, is that

521

00:30:37.664 --> 00:30:41.104
the ultimate decision to

522

00:30:42.384 --> 00:30:45.944
adopt a palette approach, which is ref-

523

00:30:45.964 --> 00:30:49.304
seeking to address the most significantly

524

00:30:49.384 --> 00:30:53.244
impacted views, is one which is, whilst some

525

00:30:53.264 --> 00:30:56.844
people may adopt a different view or have a different view, is
certainly a

526

00:30:56.884 --> 00:31:00.344
considered view and reflective of

527

00:31:00.424 --> 00:31:04.224

the... where your question was going about the policy

528

00:31:04.234 --> 00:31:07.974

approach to ensure good design. Good

529

00:31:08.004 --> 00:31:11.934

design is, in a sense, a process. The outcome of

530

00:31:11.984 --> 00:31:15.814

it, many people will have different views about, but it, it...
clearly what the...

531

00:31:15.814 --> 00:31:19.744

Mr. Schultz is referring to is a thought process,

532

00:31:19.804 --> 00:31:23.624

considered thought process as to how to tackle the varying
challenges

533

00:31:23.724 --> 00:31:27.484

there are. So we'll come back to you, if we may, on can we

534

00:31:27.504 --> 00:31:31.464

extract some more from the consultation engagement response as to-

535

00:31:31.524 --> 00:31:31.654

Okay

536

00:31:31.844 --> 00:31:34.804

... whether that's, helped us.

537

00:31:34.844 --> 00:31:37.034

Thank you. Uh, just to touch on what you just addressed there as
well.

538

00:31:37.064 --> 00:31:39.864

You know, I, I, again, it goes back a little bit to...

539

00:31:39.884 --> 00:31:43.414

And again, it's a subjective comment, as most things with, with

visual are.

540

00:31:43.444 --> 00:31:43.564

But

541

00:31:44.564 --> 00:31:48.224

I, I, I do acknowledge, I think a, a, a professional technical approach to design

542

00:31:48.244 --> 00:31:52.224

has been taken. What I'm saying is the good bit, and that's open to interpretation,

543

00:31:52.244 --> 00:31:55.674

is where you do something slightly different or

544

00:31:55.764 --> 00:31:59.554

innovative or bring a benefit to the community that is...

545

00:31:59.624 --> 00:32:03.364

others haven't, so that people will showcase this in the

546

00:32:03.404 --> 00:32:06.844

future and say, "That was good. I'm going to do

547

00:32:06.904 --> 00:32:10.744

that." I suspect other people will do exactly what you

548

00:32:10.844 --> 00:32:14.724

have done in the future to integrate their designs

549

00:32:14.764 --> 00:32:18.144

into landscape, and therefore that, to me, is just

550

00:32:18.164 --> 00:32:21.934

design. It's just professional design rather than, you know, in a, you know,

551

00:32:21.964 --> 00:32:23.594

that stand out. And, and so I'm not...

552

00:32:23.604 --> 00:32:26.264

It sounds like I'm being incredibly critical, and I don't mean to be of, of Mr.

553

00:32:26.284 --> 00:32:29.843

Schultz and his work. I can complete- As a professional, I completely understand

554

00:32:29.864 --> 00:32:31.693

the process that's been followed.

555

00:32:31.764 --> 00:32:35.024

I think where that spark comes from is a little bit from, you know, the community

556

00:32:35.064 --> 00:32:37.394

saying, engaging, "We..." You know,

557

00:32:38.464 --> 00:32:41.364

I'm, I'm, I'm speculating now, but they may say something like, "I don't, I really

558

00:32:41.404 --> 00:32:44.284

don't want you to build this development, but if you've got to do it, this is what

559

00:32:44.344 --> 00:32:47.484

I want." Or, you know, it may be, "I would like you to blend it into landscape

560

00:32:47.504 --> 00:32:51.244

so I don't see it." You know, or, "I'd like it to be this, or lower,

561

00:32:51.284 --> 00:32:54.804

or less massing of buildings, but, you know,

562

00:32:55.204 --> 00:32:57.424

a longer structure," or something like that. But I, I thank you.

563

00:32:57.444 --> 00:32:59.964

I do acknowledge that you, you've come back and said that.

564

00:33:00.044 --> 00:33:00.184
Um,

565
00:33:01.364 --> 00:33:02.444
I also,

566
00:33:03.564 --> 00:33:06.984
again, wishing to empathize with all parties, community engagement
is

567
00:33:07.024 --> 00:33:10.974
difficult. It's... Design by community is very difficult because

568
00:33:11.004 --> 00:33:12.644
you get lots of different viewpoints.

569
00:33:12.744 --> 00:33:16.624
I do think, you know, as, as a criticism of the whole process now
that

570
00:33:16.684 --> 00:33:20.154
we have stopped doing things like advertising in newspapers, in
local newspapers

571
00:33:20.204 --> 00:33:23.184
where, for hearings such as this, that's had an impact, particularly
on the older

572
00:33:23.224 --> 00:33:26.884
community that may rely on that rather than digital communication.

573
00:33:26.944 --> 00:33:29.784
Uh, it... That's a policy approach. It's outside of my control.

574
00:33:29.824 --> 00:33:33.724
But, I do acknowledge the challenge of engaging with a wide-ranging
and

575
00:33:33.784 --> 00:33:37.704
diverse, you know, community that in- that take, information in

576
00:33:37.844 --> 00:33:41.744

different ways. So I do acknowledge that you have tried and, and your adequacy of

577

00:33:41.784 --> 00:33:44.984
consultation documentation does highlight that.

578

00:33:45.064 --> 00:33:46.864
Um, so thank you.

579

00:33:48.564 --> 00:33:52.304
And James Shaw for the applicant. So yeah, as you said, as, as I said, we'll come

580

00:33:52.324 --> 00:33:54.434
back to you with some more detail. I, I...

581

00:33:54.484 --> 00:33:58.444
You, you did raise the question of the massing,

582

00:33:58.544 --> 00:33:58.964
and

583

00:34:00.484 --> 00:34:03.324
we, we, we, we can respond to that. I think

584

00:34:04.464 --> 00:34:08.024
you've already heard, and I know you're acknowledging this, but that you've already

585

00:34:08.104 --> 00:34:11.554
heard the challenges of this, the...

586

00:34:11.604 --> 00:34:15.564
in a sense, to provide a build, infrastructure

587

00:34:15.604 --> 00:34:17.824
of this kind, there are certain minimum sizes.

588

00:34:17.884 --> 00:34:21.784
And what... I don't want to repeat what you've already heard, but

589

00:34:22.544 --> 00:34:26.245

so far as the disposition of the building is concerned, and you did refer to

590

00:34:26.284 --> 00:34:30.124

this, considerable thought went into how, how

591

00:34:30.265 --> 00:34:34.185

can you, provide the necessary infrastructure,

592

00:34:34.245 --> 00:34:37.824

but in a, an approach to design

593

00:34:38.084 --> 00:34:41.864

which... And you talked about the, the linear approach, et cetera,

594

00:34:41.924 --> 00:34:44.304

and we discussed that last occasion.

595

00:34:44.884 --> 00:34:48.725

Um, I don't want that to be lost, as it were, because

596

00:34:48.784 --> 00:34:52.524

we-we'll come back to you to see the, the, on the massing point, because you've

597

00:34:52.604 --> 00:34:54.205

asked about that. But

598

00:34:55.245 --> 00:34:59.184

we... Uh, I, I suppose what I'm reiterating is

599

00:34:59.224 --> 00:35:03.044

that in terms of good design, the ethos of not

600

00:35:03.124 --> 00:35:03.634

simply

601

00:35:06.004 --> 00:35:09.164

approaching it functionally, but actually thinking about that

602

00:35:09.224 --> 00:35:12.854
integration in terms of linear disposition, grouping of

603
00:35:12.864 --> 00:35:16.174
buildings, has been fundamental to the design process.

604
00:35:16.224 --> 00:35:20.144
Again, I, I know

605
00:35:20.224 --> 00:35:23.944
you're, you're, you're pushing us further on that, but I, I'd, I
would

606
00:35:24.024 --> 00:35:27.644
emphasize that has been quite an important part of the

607
00:35:27.664 --> 00:35:29.644
design process. Um, and

608
00:35:30.924 --> 00:35:34.624
we'll... I'll, I'll, I'll return, if I may, on the question of
massing, which I

609
00:35:34.664 --> 00:35:35.524
think was the other thing-

610
00:35:35.624 --> 00:35:35.824
Okay

611
00:35:35.964 --> 00:35:39.924
... I've got down. Um, and also the point about, well, what, what
were the

612
00:35:39.984 --> 00:35:43.604
community expressing in, in terms of views?

613
00:35:43.684 --> 00:35:47.564
I, I, I hear you. I'd also say slightly cynically as well that

614
00:35:48.224 --> 00:35:50.814
you're constrained by the railway and the river, so you're somewhat
limited to a

615

00:35:50.864 --> 00:35:54.484

linear design anyway. But, but I also acknowledge that it would look odd if you

616

00:35:54.524 --> 00:35:56.484

went perpendicular or did... Yeah.

617

00:35:56.524 --> 00:35:59.154

So I do acknowledge that you have, you know, tried to...

618

00:35:59.184 --> 00:36:01.454

And it also, I understand, you know, from, as Mr.

619

00:36:01.464 --> 00:36:05.384

Bowman's alluded to, the process flows, you know, from one end to

620

00:36:05.424 --> 00:36:08.444

the, the site to the other. So there is a number of, facilities.

621

00:36:08.464 --> 00:36:11.714

So I, I get that, and I think that makes sense. I'm, I'm just...

622

00:36:11.724 --> 00:36:15.544

I think it's just going back to me about, I think helping people understand that in

623

00:36:15.564 --> 00:36:18.754

the community is helpful, and just giving them a building that

624

00:36:19.604 --> 00:36:22.524

even perhaps in the future if they did or did not want, and if this development

625

00:36:22.564 --> 00:36:24.814

were to go ahead, they could at least value.

626

00:36:24.844 --> 00:36:28.144

And, and, and as I drive past on the way to the supermarket or whatever, I go, I

627

00:36:28.184 --> 00:36:31.544

go, "I get it." You know, maybe I didn't want that, or I

628

00:36:31.624 --> 00:36:34.524

did, but I understand why these things are like

629

00:36:34.584 --> 00:36:38.488

that. And that's-- but again, it's difficult because there's a whole

630

00:36:38.528 --> 00:36:41.468

range of way that people take, communication information.

631

00:36:41.508 --> 00:36:45.318

So I do appreciate that. I would just go back to the good design thing as well and

632

00:36:45.368 --> 00:36:49.128

say that good design isn't just about what does it look like, what color is it

633

00:36:49.168 --> 00:36:52.798

gonna be. And going back to the conversations we had yesterday about, you know,

634

00:36:52.828 --> 00:36:55.748

community benefit. How did the community value this development?

635

00:36:55.788 --> 00:36:59.278

How did the community come away from this thinking, "Well, you know what?"

636

00:36:59.428 --> 00:37:02.558

We, we're, we're better off or not for it being there." And,

637

00:37:03.568 --> 00:37:06.588

again, a bit of that comes down to a sense of pride in it or not, you know, if,

638

00:37:06.648 --> 00:37:09.468

if that's the way they feel once, once it's come forward.

639

00:37:09.508 --> 00:37:12.828

But also the, the issues that we picked up yesterday about, you know, there is a

640

00:37:12.928 --> 00:37:16.908

footpath admittedly outside of your, your order limit control where

641

00:37:16.948 --> 00:37:20.308

the, the people, you know, young people are using to get to college to and back,

642

00:37:20.348 --> 00:37:23.148

and it's, it's presenting them having to cross the road and be on the highway.

643

00:37:23.948 --> 00:37:27.548

A, a simple thing like working with the local community to help them get that

644

00:37:27.628 --> 00:37:31.408

footpath made safe would be good and good design

645

00:37:31.588 --> 00:37:35.098

shows you've engaged with your community and sort their issues and address their

646

00:37:35.128 --> 00:37:38.608

concerns. And similarly, the, the, you know, the gentleman from Gorella yesterday

647

00:37:38.968 --> 00:37:42.638

highlighting back to us that, you know, they've got a problem with, you know,

648

00:37:42.708 --> 00:37:46.008

as, as the energy crisis we've got at the moment, you know, with, with keeping

649

00:37:46.028 --> 00:37:49.428

their swimming pool warm. You know, I'm not asking, you know, "Can you consider

650

00:37:49.488 --> 00:37:52.968

laying a cable from your power station to the swimming pool?" I'm

asking, "Can you

651

00:37:53.068 --> 00:37:57.008

take the steam main from your, facility

652

00:37:57.168 --> 00:37:59.968

to the power station?" But can you... You know, you're an energy company.

653

00:38:00.008 --> 00:38:03.108

Can you help a local company with their energy crisis?

654

00:38:03.128 --> 00:38:06.608

And I think that, that recognizes that, again, that, that sense of

655

00:38:06.648 --> 00:38:09.948

connectivity and good design in your community.

656

00:38:10.968 --> 00:38:14.648

James Strong for the applicant. So yes, we'll recognize what you're

657

00:38:14.708 --> 00:38:16.458

saying. I, I

658

00:38:17.388 --> 00:38:19.868

would simply say at this stage that

659

00:38:21.448 --> 00:38:25.158

so far as community benefits of those wider kind are

660

00:38:25.208 --> 00:38:29.148

concerned, there is, and I speak now as a lawyer,

661

00:38:29.288 --> 00:38:32.868

there's a basic problem with how far one can take

662

00:38:32.878 --> 00:38:36.408

that in a process such as this. And speaking

663

00:38:36.508 --> 00:38:40.378

as, as a lawyer and advising, well, I'm not providing advice,

664

00:38:40.408 --> 00:38:42.368
but speaking, making submissions.

665

00:38:42.438 --> 00:38:46.188
The, a-an applicant, any

666

00:38:46.268 --> 00:38:50.168
applicant, or developer can fall foul of the

667

00:38:50.208 --> 00:38:53.988
basic principle of not or justifying

668

00:38:54.028 --> 00:38:57.908
their proposal by reference to community benefits unless there's

669

00:38:57.988 --> 00:39:01.388
a mandated provision that allows for

670

00:39:01.488 --> 00:39:05.248
that. That does not mean, of course, that Uniper

671

00:39:05.328 --> 00:39:09.148
itself doesn't contribute to the community in, in other

672

00:39:09.208 --> 00:39:09.928
ways.

673

00:39:09.938 --> 00:39:09.938
Mm.

674

00:39:09.988 --> 00:39:13.788
And, I'm sure it... Well, I know it does.

675

00:39:13.848 --> 00:39:15.308
But it's so far as

676

00:39:16.128 --> 00:39:20.108
being able to offer benefits of particularly the latter kind are

677

00:39:20.128 --> 00:39:24.108
concerned, the, the--they will run up against the basic

678
00:39:24.128 --> 00:39:26.498
problem that neither you nor the Secretary of State-

679
00:39:26.498 --> 00:39:26.528
Mm-hmm

680
00:39:26.537 --> 00:39:29.228
...are entitled to attach any weight to-

681
00:39:29.268 --> 00:39:29.468
Yeah

682
00:39:29.488 --> 00:39:33.268
...those sorts of benefits. Um, so I, I want to

683
00:39:33.308 --> 00:39:37.008
separate out, if I may, what the applicant can legitimately do

684
00:39:37.408 --> 00:39:40.608
in terms of promoting an application under the Planning Act.

685
00:39:40.668 --> 00:39:41.228
Yes.

686
00:39:41.328 --> 00:39:45.088
And what, what it c- can and does do by way of

687
00:39:45.128 --> 00:39:49.088
integrating with the community, beyond, of course, the obvious

688
00:39:49.128 --> 00:39:52.898
things of providing jobs and which a lot of people do benefit,

689
00:39:53.168 --> 00:39:56.588
well, many, many people benefit from, and of course, the basic
principle of

690
00:39:56.828 --> 00:40:00.308

providing power in this location for the wider national

691

00:40:00.368 --> 00:40:03.748

interest. But so I'm, w- I don't want to...

692

00:40:03.768 --> 00:40:07.168

I, I know we're going away to think about those points.

693

00:40:07.228 --> 00:40:10.338

It's, it-it's just that in terms of good

694

00:40:10.408 --> 00:40:13.548

design, we can't use that as

695

00:40:13.688 --> 00:40:17.508

a mechanism then to deliver as a lawyer

696

00:40:17.588 --> 00:40:21.008

rather than as the applicant. It's th- That, that presents problems if it

697

00:40:21.088 --> 00:40:24.148

were used as a gateway

698

00:40:25.428 --> 00:40:27.888

for delivery of benefits through the principle of good

699

00:40:27.948 --> 00:40:29.988

design.

700

00:40:30.068 --> 00:40:32.568

Okay. Thank you.

701

00:40:32.608 --> 00:40:34.968

I don't, I'm not being... I hope I'm not being negative -

702

00:40:35.008 --> 00:40:36.448

No, no. I under- I understand-

703

00:40:36.458 --> 00:40:40.308

...in spirit of activity, but it's just a d- a very t-difficult

tightrope to walk,

704

00:40:40.348 --> 00:40:41.158

that one of-

705

00:40:41.268 --> 00:40:41.518

Appreciate

706

00:40:41.518 --> 00:40:44.768

...saying that d-then becomes a matter of good design to justify-

707

00:40:44.808 --> 00:40:44.918

Okay

708

00:40:45.008 --> 00:40:45.688

...the scheme.

709

00:40:45.768 --> 00:40:49.388

I think, yeah, may-maybe I'm using the good design as a bit of a hook to remind you

710

00:40:49.588 --> 00:40:49.788

of what-

711

00:40:49.808 --> 00:40:49.928

Yeah

712

00:40:49.938 --> 00:40:51.288

...has been said at previous series.

713

00:40:51.308 --> 00:40:55.028

But also, I, I also get the point, and as we said about associated development, I

714

00:40:55.068 --> 00:40:58.488

know we're not talking about that there and what, what is appropriate for the

715

00:40:58.548 --> 00:41:02.208

consent order and what isn't, you know, what you need to actually potentially

716

00:41:02.248 --> 00:41:03.588
undertake the proposed development.

717

00:41:03.628 --> 00:41:07.028
But I'm just moving back to, you know, other, other DCOs that I've done where,

718

00:41:07.068 --> 00:41:10.828
yeah, community, benefits have been

719

00:41:10.888 --> 00:41:14.868
called and liaison officers have worked with the community to say, "We understand

720

00:41:14.888 --> 00:41:17.408
the impact we're gonna have in your community with this, you know, construction

721

00:41:17.468 --> 00:41:20.668
process for, for a start. There's a lot of disruption when it's being constructed,

722

00:41:20.708 --> 00:41:23.978
and we want to make sure that we can, you know, harmonize and work with the

723

00:41:24.008 --> 00:41:27.578
community, and what could we do to, to make that impact less so?"

724

00:41:27.608 --> 00:41:31.008
And they've done things like adjusting footpaths,

725

00:41:31.048 --> 00:41:33.958
admittedly, you know, within the order limits on the ones that I've seen there.

726

00:41:33.968 --> 00:41:37.928
But... And also, looking at even relocating things like

727

00:41:37.948 --> 00:41:40.338
village halls and things like that. But we'll, we'll, we'll...

728

00:41:40.388 --> 00:41:43.228

I appreciate what you're saying. I do understand that you don't wanna get drawn

729

00:41:43.268 --> 00:41:46.228

into an open-ended commitment to, support another

730

00:41:46.248 --> 00:41:47.328

community.

731

00:41:47.388 --> 00:41:50.128

James Strong for the applicant. Well, we, we will come back to you, and I hope

732

00:41:50.728 --> 00:41:54.608

i-in, in the spirit of the, the questions you've asked yesterday, we will be able

733

00:41:54.708 --> 00:41:58.228

to refer to the extent to which the applicant does

734

00:41:58.748 --> 00:41:59.328

indeed

735

00:42:00.288 --> 00:42:04.248

integrate with the community. And in a sense, although not part

736

00:42:04.288 --> 00:42:08.228

of the application, the continuation of the legacy

737

00:42:08.268 --> 00:42:12.148

of power generation from this site enables the company

738

00:42:12.208 --> 00:42:14.378

to continue to integrate or, and-

739

00:42:14.408 --> 00:42:14.478

Yeah

740

00:42:14.588 --> 00:42:17.528

...contribute to the community. The, the, the challenge is

741
00:42:17.588 --> 00:42:20.988
articulating that continued benefit

742
00:42:21.688 --> 00:42:24.428
as a specific requirement of a-

743
00:42:24.448 --> 00:42:24.558
Yeah

744
00:42:24.708 --> 00:42:28.408
...DC0. So there's a difference between what's done voluntarily and what-

745
00:42:28.448 --> 00:42:28.528
Yeah

746
00:42:28.628 --> 00:42:31.808
...what's a compulsory part. But there is certainly an

747
00:42:31.828 --> 00:42:35.108
importance we r- the company recognizes

748
00:42:35.888 --> 00:42:39.028
to, to integrating, benefiting the

749
00:42:39.108 --> 00:42:42.408
community, in the way that they do.

750
00:42:42.428 --> 00:42:46.084
And there is aUm, you may have

751
00:42:46.104 --> 00:42:50.004
seen certainly proposed, and I think there may even be one, I don't know if it's

752
00:42:50.124 --> 00:42:50.724
existing-

753
00:42:50.734 --> 00:42:50.734
Yes

754

00:42:50.734 --> 00:42:54.604

... but certainly in the framework, a community liaison officer and a

755

00:42:54.644 --> 00:42:58.534

community liaison group of the type which facilitates those sorts of

756

00:42:58.564 --> 00:42:59.404

discussions.

757

00:42:59.444 --> 00:43:01.324

Ex-- Uh, that, that was exact. Thank you.

758

00:43:01.364 --> 00:43:01.644

You're welcome.

759

00:43:01.654 --> 00:43:02.554

Because that's exactly the, the-

760

00:43:02.864 --> 00:43:03.714

I, not my writing.

761

00:43:03.724 --> 00:43:06.044

Yeah. That's exactly the, the item I was referring to.

762

00:43:06.054 --> 00:43:06.054

Sorry.

763

00:43:06.064 --> 00:43:07.544

But I'd just like to perhaps delve into that.

764

00:43:07.564 --> 00:43:11.484

That's, that seems to me the perfect vehicle where you-- we, we've,

765

00:43:11.524 --> 00:43:14.904

you know, as Mrs. Hume alluded to, we haven't had at

766

00:43:15.304 --> 00:43:17.424

our public examinations and hearings

767

00:43:18.264 --> 00:43:19.924
much feedback from the local community.

768

00:43:19.944 --> 00:43:20.984
But the ones that we've had

769

00:43:21.924 --> 00:43:24.434
are, you know, "It'd be great if you could do something about this
feedback.

770

00:43:24.464 --> 00:43:27.114
It'd be great if you could do something to help us with the local
swimming pools."

771

00:43:27.144 --> 00:43:31.134
So again, if that, if that's where that could work, I think that
would, you know,

772

00:43:31.344 --> 00:43:34.864
the community would might view the development in a different light
if they feel

773

00:43:34.884 --> 00:43:37.504
that, it's all-- we're all working together or not.

774

00:43:37.524 --> 00:43:37.704
But

775

00:43:38.564 --> 00:43:41.044
again, that will... I, you know, I can take that into account 'cause
that's

776

00:43:41.084 --> 00:43:43.704
obviously in your documentation. Thank you.

777

00:43:44.444 --> 00:43:46.614
Okay, I think that covers the good design bit.

778

00:43:46.624 --> 00:43:50.023
Does anybody want to come in, in the room any more on good design?

779

00:43:50.064 --> 00:43:52.684

I'm gonna move on to view, particular viewpoints from within the community next,

780

00:43:52.724 --> 00:43:56.504

but, anyone want to touch on how the applicant has approached the design

781

00:43:56.664 --> 00:44:00.434

of the proposed development? Oh, I'm just seeing Mr. Oatman, sorry, online.

782

00:44:00.444 --> 00:44:03.384

Yes. From Flintshire County Council.

783

00:44:05.204 --> 00:44:08.204

Thank you. Uh, Ben Oatman representing, Flintshire Council.

784

00:44:08.264 --> 00:44:08.384

Um,

785

00:44:09.604 --> 00:44:12.724

yeah, on, on good design, I appreciate the, the applicant's

786

00:44:12.744 --> 00:44:16.164

position, especially in that, they have

787

00:44:16.244 --> 00:44:19.844

addressed, elements of the, of the design and the appearance of the

788

00:44:19.884 --> 00:44:23.124

buildings and the, the development, covered in

789

00:44:23.144 --> 00:44:25.524

the, design approach document.

790

00:44:25.544 --> 00:44:29.484

There's only so far that you can go, in terms of good design

791

00:44:29.624 --> 00:44:33.464

of a, a development of this nature, to make it assimilate it

792

00:44:33.504 --> 00:44:35.724
into the landscape, and the like.

793

00:44:35.744 --> 00:44:39.704
And actually, the additional mitigation elements which are covered
in

794

00:44:39.764 --> 00:44:43.484
the, landscape and visual impact assessment, landscape,

795

00:44:43.834 --> 00:44:45.824
related mitigation, I mean,

796

00:44:47.024 --> 00:44:50.364
it is very minimal and, and rightly so because actually you can't
really screen a

797

00:44:50.384 --> 00:44:53.644
building like this. You can't do much to manage views and things
like that.

798

00:44:53.684 --> 00:44:57.553
But what I haven't seen in the application is any detail around,

799

00:44:58.264 --> 00:45:00.284
consideration for,

800

00:45:01.624 --> 00:45:05.053
what are... There are several significant effects identified on,

801

00:45:05.404 --> 00:45:09.344
public rights of way users, residents in the local area, as,

802

00:45:09.484 --> 00:45:12.604
Mr. Schultz put it, within two-point-five kilometers, but I think
actually

803

00:45:12.644 --> 00:45:16.484
there are significant effects potentially beyond that radius.

804

00:45:16.564 --> 00:45:20.034

Um, and there are, there's nothing I've seen about, potential

805

00:45:20.184 --> 00:45:23.984

for compensation or enhancement of elements

806

00:45:24.124 --> 00:45:27.964

outside the site to, to compensate for those effects, such

807

00:45:28.044 --> 00:45:31.124

as, as we mentioned earlier, footpath enhancements, landscape character

808

00:45:31.164 --> 00:45:34.424

enhancements, and contribution to other projects that may already be in place

809

00:45:35.044 --> 00:45:38.924

running or, or setting up, with, local community groups and the

810

00:45:38.984 --> 00:45:42.884

council. Um, I just think that that is an extension of good design that

811

00:45:42.924 --> 00:45:46.674

needs to be covered in a little bit more detail through this examination,

812

00:45:46.704 --> 00:45:49.644

perhaps. Thank you.

813

00:45:49.704 --> 00:45:52.484

Sorry, thank you for that. I'm sorry, I'm just focusing on the first thing you said

814

00:45:52.524 --> 00:45:54.634

for a minute, and I'm just trying to pick up also on what...

815

00:45:54.644 --> 00:45:58.504

I mean, I, I, I, apologies. I'm, I'm gonna disagree a little bit what you

816

00:45:58.544 --> 00:46:00.064

said initially, I think, because I believe

817

00:46:01.284 --> 00:46:01.424

that

818

00:46:02.324 --> 00:46:04.634

there's on- when you said there's only a limited amount you could do with the

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00:46:04.664 --> 00:46:08.044

development of this, I, I, I, I don't agree with that.

820

00:46:08.104 --> 00:46:10.904

I mean, I, I would refer, I mean, I'm sure Mr. Schultz and you, Mr.

821

00:46:10.944 --> 00:46:14.084

Oatman, will know about the Copenhagen Power Station in the center of Copenhagen

822

00:46:14.124 --> 00:46:17.664

where, you know, property prices around it have rocketed because of the

823

00:46:17.724 --> 00:46:21.384

way the development has enhanced the local

824

00:46:21.444 --> 00:46:24.964

community. And for those that are not aware, it's, it's a, it's a energy from waste

825

00:46:25.044 --> 00:46:26.524

plant in the center of Copenhagen.

826

00:46:26.864 --> 00:46:29.754

And I'm, I'm really, I'm sure you, you've had it thrown at you so many times, and

827

00:46:29.844 --> 00:46:32.804

I'm sure you're fed up with it probably most in the, in the landscape architecture

828

00:46:32.844 --> 00:46:36.744

world. But it, it provides other community benefits, including a

829

00:46:36.784 --> 00:46:40.604

ski slope and a few things that, on the roof of the building and, you know, the

830

00:46:40.624 --> 00:46:42.924

community love it, generally, you know.

831

00:46:43.004 --> 00:46:46.164

And, so I, I believe, you know...

832

00:46:46.184 --> 00:46:49.354

This is where I was going back to. I, I totally get your LVI, the Landscape and

833

00:46:49.404 --> 00:46:50.824

Visual Impact assessment approach of

834

00:46:52.704 --> 00:46:56.304

going in and, and, and taking those steps and doing your best to

835

00:46:56.824 --> 00:46:58.384

set out a very large,

836

00:46:59.484 --> 00:47:02.324

difficult to make attractive looking building into that landscape.

837

00:47:02.344 --> 00:47:06.274

But it's, it's stepping back from that and applying that good bit to say, "What,

838

00:47:06.303 --> 00:47:09.944

what, what do we know about this community and what do they really want?

839

00:47:09.964 --> 00:47:13.134

And what, what's within our gift to do?" I think that's the bit that I'm looking

840

00:47:13.204 --> 00:47:16.684

for, and I'm really struggling to see in your design approach.

841

00:47:16.744 --> 00:47:20.484

I, I, I, I, I completely empathize with the way that you've approached it and,

842

00:47:21.364 --> 00:47:24.084

and as, Mr. Oatman's alluded to there, some of the points that, you know,

843

00:47:24.144 --> 00:47:27.944

he's raised about secondary functions in there that you, you know, may need to

844

00:47:27.964 --> 00:47:31.704

consider. But, it to me, it's, it's, it's at the start.

845

00:47:31.744 --> 00:47:34.224

It's, it's literally the first thing you do is listen to the

846

00:47:34.264 --> 00:47:38.104

community. You know, listen to the people you're working in and

847

00:47:38.144 --> 00:47:42.094

around. And, and it may be at that point that you have to go, "I

848

00:47:42.164 --> 00:47:45.844

can't, I can't satisfy that. I can't meet that. Okay, I'm really sorry.

849

00:47:45.864 --> 00:47:48.874

I'm gonna be open with you and tell you that." Or it's, "How can we bring this

850

00:47:48.904 --> 00:47:51.704

together so that actually you become my champions?

851

00:47:51.744 --> 00:47:54.344

You're the ones who say, 'Not only do,

852

00:47:56.224 --> 00:47:59.724

do I wanna support this, but I really want this to happen for these reasons.'" So,

853

00:47:59.804 --> 00:47:59.954
but

854

00:48:00.924 --> 00:48:03.024
that, that's, that's to me, that's good design.

855

00:48:03.064 --> 00:48:04.864
That's, that's what I-- That's my interpretation.

856

00:48:04.904 --> 00:48:07.044
Like you say, it may not necessarily be defined in a national policy

857

00:48:07.054 --> 00:48:10.344
statement. Thank you, Mr. Oatman.

858

00:48:10.364 --> 00:48:10.484
Thank

859

00:48:10.504 --> 00:48:14.864
you.

860

00:48:15.784 --> 00:48:16.404
You've got-

861

00:48:17.284 --> 00:48:20.384
Oh, sorry. Yes, it's, it's Mr. Hughes, isn't it?

862

00:48:22.684 --> 00:48:25.294
Hi. Yeah, it's, David Hughes. Uh, you, you obviously recognize me
from

863

00:48:25.344 --> 00:48:27.864
yesterday, so I've, I've got a different hat on today.

864

00:48:27.924 --> 00:48:31.684
I'm, my hat is a, as a resident. Uh, I actually live

865

00:48:32.004 --> 00:48:35.484
very close to the power station. Um, just following up on the, the
question that

866

00:48:35.524 --> 00:48:38.624

was asked then I don't think got a reply to, but,

867

00:48:39.804 --> 00:48:43.344

we've had a number of neighbors ask the same question as a, as a group.

868

00:48:43.444 --> 00:48:47.264

Um, we've not seen anything, you know, ob-obviously we're living

869

00:48:47.384 --> 00:48:50.444

by this. We're gonna have to live through the build of this.

870

00:48:50.564 --> 00:48:54.484

Uh, is there any recognition of compensation for loss of value of

871

00:48:54.524 --> 00:48:58.504

properties because of it, and also the disturbance, nine-year build

872

00:48:59.024 --> 00:49:02.956

on the project if people can't sell their properties?Um, during the construction

873

00:49:02.996 --> 00:49:06.796

phase, is there any opportunity for the, the, the properties to be

874

00:49:06.836 --> 00:49:08.496

bought?

875

00:49:08.556 --> 00:49:08.696

Um,

876

00:49:09.676 --> 00:49:13.226

thank you, Mr. Hughes. Specifically, m-my role when working for the Secretary of

877

00:49:13.316 --> 00:49:17.116

State is we're not allowed to get involved in, the impact

878

00:49:17.216 --> 00:49:20.866

on, compensation and, the blight of

879

00:49:20.876 --> 00:49:24.586

properties via proposed development. However, you do have...

880

00:49:24.596 --> 00:49:26.996

I mean, and I'm sure Mr. Straughan will be able to answer this better than I can,

881

00:49:27.316 --> 00:49:31.236

but you do have rights under civil law to, if you've incurred losses, to,

882

00:49:32.776 --> 00:49:35.376

approach and evidence them and make claims.

883

00:49:35.396 --> 00:49:38.356

But I'd just... I think it'd be probably better if I ask you to answer that

884

00:49:38.416 --> 00:49:41.096

question rather than myself.

885

00:49:41.456 --> 00:49:43.276

Uh, James Straughan for the applicant.

886

00:49:43.316 --> 00:49:47.276

Yes, sir, I, I would caveat this by I'm, I'm not

887

00:49:47.316 --> 00:49:51.156

providing legal advice to others, and so y-y-clearly,

888

00:49:51.236 --> 00:49:54.486

if, if someone thinks they have a claim, they should seek their own legal advice.

889

00:49:54.496 --> 00:49:54.976

Yes.

890

00:49:54.996 --> 00:49:58.946

But in principle, I would just make two points. The, the...

891

00:49:58.976 --> 00:50:02.366

This process is obviously not intended to deal with questions of

892

00:50:02.436 --> 00:50:06.196

compensation, and that's clear from the planning act

893

00:50:06.236 --> 00:50:09.796

itself when both national policy about

894

00:50:10.416 --> 00:50:14.336

power, for example, and of course matters of compensation,

895

00:50:14.796 --> 00:50:17.096

are things that can be disregarded.

896

00:50:17.116 --> 00:50:19.136

Now, that, I don't mean that rudely, but it's just-

897

00:50:19.156 --> 00:50:19.166

Yeah

898

00:50:19.166 --> 00:50:23.036

... because it's not relevant to the question of

899

00:50:23.236 --> 00:50:25.516

the principle of the development.

900

00:50:25.596 --> 00:50:25.746

Um,

901

00:50:27.056 --> 00:50:30.836

as in relation to compensation claims, there is an

902

00:50:30.856 --> 00:50:33.936

established compensation, what's called the compensation

903

00:50:34.036 --> 00:50:37.756

code, which, it sets out when and

904

00:50:37.956 --> 00:50:41.336

if compensation's payable. Uh, generally

905

00:50:41.516 --> 00:50:44.776

speaking, and this applies to most developments, there isn't

906

00:50:44.836 --> 00:50:48.616

compensation provided for, the sort of

907

00:50:48.696 --> 00:50:52.256

day-to-day disruption that we people have

908

00:50:52.336 --> 00:50:52.816

to-

909

00:50:52.836 --> 00:50:52.916

Yeah

910

00:50:53.056 --> 00:50:56.576

... experience where either smaller or larger projects

911

00:50:56.636 --> 00:50:58.896

are, are built. So I don't, wouldn't want to-

912

00:50:59.236 --> 00:50:59.416

Yeah

913

00:50:59.516 --> 00:51:01.196

... give you any other im-impression.

914

00:51:01.236 --> 00:51:05.076

But there are certain circumstances, and there's a

915

00:51:05.116 --> 00:51:08.496

provision under Section 10 of the Com-Compulsory Purchase Act

916

00:51:08.536 --> 00:51:12.525

1965 where, there are certain circumstances when

917

00:51:12.556 --> 00:51:15.936

compensation can be claimed. But,

918

00:51:16.916 --> 00:51:20.376

other than that, it would be very much a matter for individuals to get, go and take

919

00:51:20.416 --> 00:51:22.636

their own advice. Um, but

920

00:51:23.936 --> 00:51:27.896

I come back to the main point that this is really not a forum to, to-

921

00:51:27.916 --> 00:51:28.316

Discuss

922

00:51:28.336 --> 00:51:29.006

... discuss those.

923

00:51:29.056 --> 00:51:31.256

Yeah. And, and sim-similarly, just, I'll just add to that. Yeah.

924

00:51:31.276 --> 00:51:34.536

We, we will be dealing this afternoon with any of the properties that may be coming

925

00:51:34.576 --> 00:51:37.496

under compulsory acquisition or temporary possession.

926

00:51:37.576 --> 00:51:41.236

Again, we won't be discussing the recompense of that and the financial

927

00:51:41.276 --> 00:51:42.896

arrangements of that. That's outside of that.

928

00:51:42.906 --> 00:51:46.776

It's just, again, it's, it's in the national context of, is it important for this

929

00:51:46.816 --> 00:51:50.456

project to do that or not? That's effectively what, what we'll be deciding or, and

930

00:51:50.476 --> 00:51:53.576

making a, a ruling on over this examination and the recommendation.

931

00:51:54.656 --> 00:51:57.496

To just reinforce what Mr. Straughan said, that, you know, if you believe that

932

00:51:57.516 --> 00:52:01.366

you've had an impact, then I, I suggest you take your own legal advice and, and,

933

00:52:01.366 --> 00:52:04.996

and beyond that. Go- Coming back to what you raised originally about living with

934

00:52:05.016 --> 00:52:07.696

this development while it's going on, that's one of the things I'm really trying to

935

00:52:07.716 --> 00:52:08.986

push now back to the applicant, is get...

936

00:52:08.996 --> 00:52:12.616

You're, you're having this impact in, in the local community for quite a

937

00:52:12.636 --> 00:52:16.236

considerable period of time. I appreciate hearing from your transport, experts,

938

00:52:16.256 --> 00:52:18.406

what have you, that you've done your best to try and minimize that.

939

00:52:18.516 --> 00:52:22.136

You're gonna try and minimize the noise and things like the vibration that Mrs.

940

00:52:22.156 --> 00:52:23.856

Hume alluded to at the last hearing.

941

00:52:23.876 --> 00:52:26.896

You know, you've looked into that and try and make sure that we're

not shaking

942

00:52:26.936 --> 00:52:28.836
nearby buildings and things like that.

943

00:52:28.876 --> 00:52:32.396
But, yeah, it's just useful to, come back to that again and

944

00:52:32.456 --> 00:52:36.176
recognize you're gonna have an impact in your local community. Uh,
sorry, Mr.

945

00:52:36.196 --> 00:52:37.006
Hughes.

946

00:52:37.016 --> 00:52:40.416
Yeah. Uh, thank you. Yeah. Um, sorry, David Hughes

947

00:52:40.436 --> 00:52:44.116
again. Um, so I apologize, but you've just mentioned

948

00:52:44.156 --> 00:52:47.336
something that is pertinent as well, and, this is probably my last
chance to

949

00:52:47.416 --> 00:52:50.096
say anything, so I'll, I'll take it if you don't mind.

950

00:52:50.196 --> 00:52:54.156
Um, a number of proper... Well, we went through the building of the
first power

951

00:52:54.196 --> 00:52:58.016
station a number of years ago. I ac-actually used to live on a farm
that was right

952

00:52:58.056 --> 00:53:01.416
in front of that power station. We moved to where we are to get away
from that

953

00:53:01.456 --> 00:53:05.356
power station. So, during that process, there was a lot of

954

00:53:05.416 --> 00:53:09.056

pile driving for the construction, and we're very concerned

955

00:53:09.276 --> 00:53:11.016

about the structures of our houses.

956

00:53:11.056 --> 00:53:13.956

Where we are, we're made of stone rather than brick.

957

00:53:14.036 --> 00:53:17.416

Um, is there an opportunity to get the properties surveyed

958

00:53:18.176 --> 00:53:22.155

and some kind of monitoring to make sure that, pile driving doesn't have an

959

00:53:22.196 --> 00:53:25.576

adverse effect on the properties, especially locally where we are?

960

00:53:25.656 --> 00:53:27.436

Thank you. Thank you. We... Thank you for that.

961

00:53:27.456 --> 00:53:30.416

And again, we, we have, we've, we've, we've had that point raised ear-in the

962

00:53:30.436 --> 00:53:34.376

early hearings. Um, I've also written directly specifically for those

963

00:53:34.396 --> 00:53:38.336

sites that, where you are and, around the Oakenholt Farm area as

964

00:53:38.376 --> 00:53:42.296

well about what are the risks of the foundation works and any of the

965

00:53:42.356 --> 00:53:45.926

works, to be fair, that you carry out on-site potentially disrupting or

966

00:53:45.956 --> 00:53:47.356
disturbing the existing property.

967
00:53:47.396 --> 00:53:48.176
I, I, I know

968
00:53:49.396 --> 00:53:52.306
the answer to this from a professional point of view, but I'll just
pass back to

969
00:53:52.316 --> 00:53:55.016
the applicant if, to a-allow him to answer that if you wish.

970
00:53:55.956 --> 00:53:58.796
Uh, James Straughan for the applicant. Yes, thank you for the
question.

971
00:53:58.856 --> 00:54:02.656
Uh, the, the, I hope, relatively brief answer

972
00:54:02.996 --> 00:54:06.816
without going to the documentation is that the potential

973
00:54:06.896 --> 00:54:10.776
for vibration or ground-borne noise, or

974
00:54:10.816 --> 00:54:14.516
indeed general noise has all been assessed as

975
00:54:14.536 --> 00:54:17.136
part of the process. It's done on

976
00:54:17.236 --> 00:54:21.186
a, as it has to be, done on a reasonable worst

977
00:54:21.316 --> 00:54:25.016
case basis so that when the assessment's

978
00:54:25.026 --> 00:54:28.876
done, assumptions are made as to the sort

979

00:54:28.916 --> 00:54:32.116
of the maximum amount of noise or

980
00:54:32.176 --> 00:54:35.216
vibration, piling or whatever,

981
00:54:36.156 --> 00:54:39.676
i-is taken into account. And on the basis of

982
00:54:39.756 --> 00:54:42.646
that, using established

983
00:54:42.716 --> 00:54:46.096
methodologies, predictions are made as to whether or not

984
00:54:46.616 --> 00:54:49.136
properties are likely to be affected,

985
00:54:49.516 --> 00:54:53.136
materially. As it happens, for

986
00:54:53.216 --> 00:54:56.956
vibration or effects from piling, generally speaking,

987
00:54:56.976 --> 00:54:57.476
there is

988
00:54:58.856 --> 00:55:02.616
a, an assessment zone because beyond that, the

989
00:55:02.676 --> 00:55:06.286
science suggests that there would not be, sufficient

990
00:55:06.356 --> 00:55:10.180
impact. I don't know So I can't answer the question for you

991
00:55:10.220 --> 00:55:14.000
right now where your property is and where it lies in that
assessment

992
00:55:14.540 --> 00:55:18.400

bounds. We-- If you, if you want some help with just

993

00:55:18.500 --> 00:55:19.280

looking at the

994

00:55:20.340 --> 00:55:24.280

noise assessment part of the environmental statement, I

995

00:55:24.340 --> 00:55:27.700

don't mean right now, but we're in the room, and we can probably direct you

996

00:55:28.320 --> 00:55:32.280

to the relevant chapter where you will see the noise assessments

997

00:55:33.100 --> 00:55:36.320

and see where your property lies within those, and that might be of

998

00:55:36.380 --> 00:55:40.150

interest to you. Um, but the, the overall...

999

00:55:40.360 --> 00:55:43.260

Um, and we can do that outside this, this process.

1000

00:55:43.340 --> 00:55:47.080

Um, but th- just to reassure you, if it does, I don't know if it reassures you, but

1001

00:55:47.360 --> 00:55:50.580

to reassure you, those assessments have indeed been

1002

00:55:50.660 --> 00:55:54.220

done, to, t- and, and measures

1003

00:55:54.320 --> 00:55:58.200

taken to minimize impacts on properties, depending on

1004

00:55:58.400 --> 00:56:02.280

what impact's being suggested. So, I

1005

00:56:02.340 --> 00:56:04.200

hope that does provide you with some reassurance.

1006

00:56:04.220 --> 00:56:07.660

But if you are interested, I'm sure someone on, on our team can

1007

00:56:08.580 --> 00:56:12.540

take you through the documents, and we can locate your property and try and

1008

00:56:12.600 --> 00:56:15.560

identify for you where, what the assessment's saying about

1009

00:56:15.600 --> 00:56:17.860

it.

1010

00:56:17.900 --> 00:56:20.300

Thank you, Mr. Strong. I, I just would go back onto that as well.

1011

00:56:20.320 --> 00:56:22.540

Just o-one thing, just to pick on something you said earlier, Mr. Hughes.

1012

00:56:22.940 --> 00:56:26.080

N-not your last chance at all. Please feel free to write in on the website.

1013

00:56:26.140 --> 00:56:28.650

I'm more than happy to take anything at any point up to the close of the

1014

00:56:28.700 --> 00:56:32.340

examination. So although we may close this hearing today,

1015

00:56:32.720 --> 00:56:35.660

you know, please feel free to write me if you've got any concerns in the future.

1016

00:56:35.720 --> 00:56:38.450

Just to pick up on the points that Mr. Strong said, you know, they have...

1017

00:56:38.460 --> 00:56:42.219

We, we, we've, we have asked them a number of questions about the

1018

00:56:42.240 --> 00:56:45.720

potential for... Certainly, there's been a quite a comprehensive

1019

00:56:46.060 --> 00:56:49.520

noise assessment done to try and limit the noise disruption, both into the

1020

00:56:49.560 --> 00:56:52.940

residential communities where, where you live, but also out into the, habitats

1021

00:56:53.000 --> 00:56:55.960

where the birds are, are breeding, what have you.

1022

00:56:56.020 --> 00:56:59.840

Coming back to vibration, we've pushed that and

1023

00:56:59.940 --> 00:57:03.900

asked them to do a more rigorous assessment on the vibration analysis.

1024

00:57:04.120 --> 00:57:07.700

I would suggest to you, and this is very

1025

00:57:07.740 --> 00:57:10.800

conditional on whether this, you know, proposed development gets approved by the

1026

00:57:10.840 --> 00:57:14.660

Secretary of State or not, but if this development were to go ahead,

1027

00:57:16.520 --> 00:57:16.939

you have

1028

00:57:17.840 --> 00:57:21.200

two sets of evidence from members of the local community saying they experience

1029

00:57:21.280 --> 00:57:25.140

vibrations and potential damage in previous developments of the

existing power

1030

00:57:25.180 --> 00:57:29.020

station. The applicant would be wise to

1031

00:57:29.080 --> 00:57:32.960

take that into consideration, condition survey your properties, and

1032

00:57:33.020 --> 00:57:36.960

ensure that you don't receive any damage in the future.

1033

00:57:38.620 --> 00:57:40.780

Okay, thank you for that.

1034

00:57:40.880 --> 00:57:42.620

Um,

1035

00:57:46.600 --> 00:57:49.960

I was going to move on to item three point two in the landscape and visual

1036

00:57:50.000 --> 00:57:51.870

assessment, unless anybody wants to pick up on anything.

1037

00:57:51.880 --> 00:57:55.630

And these are the specific viewpoints that you've very kindly pulled out of the,

1038

00:57:56.100 --> 00:57:59.220

landscape and visual assessment for us, and just talk about some of those, if

1039

00:57:59.240 --> 00:57:59.940

that's okay. So-

1040

00:57:59.960 --> 00:58:00.880

Yes. Uh, can I just-

1041

00:58:00.900 --> 00:58:01.120

Oh, sorry

1042

00:58:01.160 --> 00:58:04.580
... just in, in relation to that point that was just made,

1043
00:58:04.590 --> 00:58:07.580
the, the framework construction

1044
00:58:08.520 --> 00:58:12.319
environment management plan, I won't use the abbreviation

1045
00:58:12.380 --> 00:58:13.620
SEMP because that's-

1046
00:58:13.680 --> 00:58:13.800
Yeah

1047
00:58:13.820 --> 00:58:17.720
... unhelpful. But the, that framework plan, it does make

1048
00:58:17.740 --> 00:58:20.440
provision for further assessments, including for

1049
00:58:20.480 --> 00:58:22.410
vibration and

1050
00:58:23.560 --> 00:58:27.500
th- e-the ability for the applicant to offer what are called pre-
condition

1051
00:58:27.580 --> 00:58:31.500
surveys if, if it's thought necessary to do so, bearing in

1052
00:58:31.540 --> 00:58:34.289
mind the, the, the outcome of that further assessment.

1053
00:58:34.340 --> 00:58:38.260
So there is, if the project's consented, then

1054
00:58:38.320 --> 00:58:41.850
there is that further process that will be followed.

1055
00:58:41.920 --> 00:58:42.420

Yes.

1056

00:58:42.500 --> 00:58:46.360

Um, and as you point out, some- sometimes it's in, can be in the

1057

00:58:46.400 --> 00:58:50.200

mutual interest of developer and homeowner or

1058

00:58:50.260 --> 00:58:53.680

landowner, to have pre-condition surveys to avoid

1059

00:58:53.800 --> 00:58:54.600

disputes.

1060

00:58:54.640 --> 00:58:54.870

Yes.

1061

00:58:55.960 --> 00:58:59.760

Yeah, certainly familiar with those. Uh, thank you.

1062

00:58:59.840 --> 00:59:02.740

Uh, I'm gonna move on to item three point two now, which is, yeah, the specific

1063

00:59:02.800 --> 00:59:06.420

assessment of the impact on visual amenity from the viewpoints that you've very

1064

00:59:06.460 --> 00:59:09.340

kindly supplied to us, but also the viewing sites that you might not have

1065

00:59:09.400 --> 00:59:11.920

necessarily attended and produced viewpoints from.

1066

00:59:13.160 --> 00:59:16.310

Thank you again for your response to the written questions number one point

1067

00:59:16.700 --> 00:59:20.600

thirteen point one that y-you did to me, which was the need to remove bias from

1068

00:59:20.620 --> 00:59:24.470

your assessment. And that, that was useful again to say you weren't favoring any

1069

00:59:24.539 --> 00:59:26.080

particular property or building.

1070

00:59:26.120 --> 00:59:29.740

You were trying to take general viewpoints that are in the public domain, public

1071

00:59:29.820 --> 00:59:30.730

rights of way, so that

1072

00:59:31.580 --> 00:59:34.860

covers the m-most amount of people rather than specific individual

1073

00:59:35.100 --> 00:59:38.960

people. However, at the

1074

00:59:39.000 --> 00:59:42.320

last time I raised this, we only had one representation in the room that there was

1075

00:59:42.360 --> 00:59:46.080

a viewpoint that had not been considered from the community.

1076

00:59:46.160 --> 00:59:49.140

Uh, and albeit I accept it's a privately accessed,

1077

00:59:50.300 --> 00:59:54.000

property. Do you not think it would be appropriate to

1078

00:59:54.020 --> 00:59:55.880

produce a viewpoint from that location?

1079

00:59:56.620 --> 01:00:00.120

Or should I, as requested by, the interested party,

1080

01:00:00.580 --> 01:00:04.440

take their own production and ex-accept that as

1081

01:00:04.480 --> 01:00:06.400

evidence of what the impact is going to look

1082

01:00:06.420 --> 01:00:09.660

like?

1083

01:00:11.820 --> 01:00:14.140

So, Dirk Schultz. I'm behalf of the applicant.

1084

01:00:14.960 --> 01:00:18.900

Um, so I think the response kind

1085

01:00:18.940 --> 01:00:22.580

of explains the kind of principle behind the viewpoint

1086

01:00:22.620 --> 01:00:26.600

selection for various receptor groups, and,

1087

01:00:27.620 --> 01:00:28.860

we have fifteen

1088

01:00:29.820 --> 01:00:30.840

viewpoints in total

1089

01:00:31.880 --> 01:00:35.280

res-representing various, types of receptors.

1090

01:00:35.320 --> 01:00:38.820

We have residential receptors. We have, road users.

1091

01:00:38.860 --> 01:00:42.600

We have recreational receptors. We have people working on a farm,

1092

01:00:42.780 --> 01:00:46.640

workers. And, so... But we also

1093

01:00:46.680 --> 01:00:50.340

have a finite number of viewpoints because there could be an infinite amount of

1094

01:00:50.360 --> 01:00:54.180

viewpoints. Uh, and we have also a large amount of residential receptors

1095

01:00:54.420 --> 01:00:56.760

in the study area. And,

1096

01:00:58.220 --> 01:00:58.720

we haven't

1097

01:00:59.780 --> 01:01:03.660

selected any one in particular residential receptor for the

1098

01:01:03.700 --> 01:01:07.140

reasons given in the response that we didn't want to create a precedent,

1099

01:01:07.740 --> 01:01:11.500

for that particular property, but not for the other property beside it.

1100

01:01:12.260 --> 01:01:16.040

Um, and we have, as I said

1101

01:01:16.100 --> 01:01:19.844

earlier--Significant effects can be

1102

01:01:19.884 --> 01:01:23.564

experienced in close proximity within approximately two and a half

1103

01:01:23.624 --> 01:01:26.844

kilometers, radius on the, proposed

1104

01:01:26.884 --> 01:01:29.644

development. And that includes,

1105

01:01:30.444 --> 01:01:34.244

Oakenholt Farm. I understand the representatives are there.

1106

01:01:34.284 --> 01:01:35.984

And, we have

1107

01:01:36.944 --> 01:01:37.564
not gone

1108

01:01:38.464 --> 01:01:40.684
onto their property, on, on private property.

1109

01:01:40.784 --> 01:01:44.764
We have assessed views which you can get from Paper Mill Lane,

1110

01:01:44.804 --> 01:01:48.564
which is slightly raised, and you look down towards the setting of

1111

01:01:48.604 --> 01:01:52.264
Oakenholt Farm, which is from the southwest.

1112

01:01:52.364 --> 01:01:55.694
Uh, we have assessed the property from,

1113

01:01:57.524 --> 01:01:59.244
Rockcliffe Lane off Chester

1114

01:01:59.304 --> 01:02:02.253
Road, which is the northern entrance to, to Chester...

1115

01:02:02.734 --> 01:02:06.504
to, to Oakenholt Farm, where you can see how

1116

01:02:07.684 --> 01:02:11.464
the existing mature vegetation screens actually a lot of the
buildings

1117

01:02:11.524 --> 01:02:15.104
within, Oakenholt Farm. And I think the

1118

01:02:16.004 --> 01:02:19.564
conservation area is as well in an area which is confined

1119

01:02:19.624 --> 01:02:23.584
around the cluster of existing buildings and its immediate

1120
01:02:23.664 --> 01:02:26.134
curtilage, which includes a lot of,

1121
01:02:27.164 --> 01:02:27.684
mature

1122
01:02:28.584 --> 01:02:30.844
vegetation, trees in particular.

1123
01:02:30.864 --> 01:02:32.224
We also have seen that

1124
01:02:33.044 --> 01:02:36.904
from, Rockcliffe Lane

1125
01:02:36.984 --> 01:02:39.944
that some of the buildings, will have

1126
01:02:40.004 --> 01:02:43.644
views, partial views or open views of the

1127
01:02:43.684 --> 01:02:46.084
proposed development from upstairs windows

1128
01:02:47.324 --> 01:02:49.584
and probably one from downstairs.

1129
01:02:49.674 --> 01:02:52.804
Uh, but the majority of views from the actual buildings themselves
are

1130
01:02:52.844 --> 01:02:56.484
screened. So we have, of course, reviewed the photo

1131
01:02:56.524 --> 01:03:00.004
montage provided by the, owners of Oakenholt

1132
01:03:00.064 --> 01:03:03.704
Farm. And, we can't

1133

01:03:03.744 --> 01:03:07.664

verify the accuracy of it because we don't know what model

1134

01:03:07.684 --> 01:03:10.464

was used, how the model was put into,

1135

01:03:12.384 --> 01:03:15.564

the... but what floor level was applied, what AOD level were

1136

01:03:15.624 --> 01:03:18.304

applied. However, we have looked at

1137

01:03:19.424 --> 01:03:22.344

aerial photography, we have looked at our own models, and,

1138

01:03:23.764 --> 01:03:27.704

certainly there will be a visual effect from

1139

01:03:27.764 --> 01:03:31.364

Oakenholt Farm, and particularly those windows I have said earlier, windows facing

1140

01:03:31.424 --> 01:03:31.784

north,

1141

01:03:32.724 --> 01:03:35.614

from the upstairs floors from, I think, the Georgian

1142

01:03:35.704 --> 01:03:39.564

property. Um, and, the view taken

1143

01:03:39.724 --> 01:03:43.644

is not from a main building. The view taken is from

1144

01:03:43.684 --> 01:03:47.664

an access road coming in. But if you leave the main buildings

1145

01:03:47.724 --> 01:03:51.584

and you go to the northern exit or entrance, that's where

1146

01:03:51.624 --> 01:03:54.614
it's been taken. So it's not taken at the building, a particular

1147
01:03:54.704 --> 01:03:57.104
building. Um, so

1148
01:03:58.924 --> 01:04:00.864
in our overall assessment of

1149
01:04:01.764 --> 01:04:05.704
visual effects, this has been taken into account.

1150
01:04:05.764 --> 01:04:06.004
And

1151
01:04:07.224 --> 01:04:10.184
hence, the rating was a significant

1152
01:04:10.484 --> 01:04:12.864
impact on when views are

1153
01:04:12.904 --> 01:04:16.784
available. Um, now we have to

1154
01:04:16.844 --> 01:04:20.674
acknowledge that a lot of views are partially obscured or

1155
01:04:20.784 --> 01:04:24.584
fully obscured by intervening vegetation, and in fact, for Oakenholt

1156
01:04:24.624 --> 01:04:27.573
Farm buildings as well. If you're within the compound, there are
other buildings

1157
01:04:27.624 --> 01:04:31.164
which screen views. Um, but other residential

1158
01:04:31.204 --> 01:04:35.164
receptors, for example, along, the Paper

1159
01:04:35.224 --> 01:04:38.884

Mill Lane, they have a more open view from their properties.

1160

01:04:38.924 --> 01:04:42.724

We have views, from Leadbrook Drive, which also will

1161

01:04:42.784 --> 01:04:46.704

have views from a slightly further distance away, of the,

1162

01:04:46.984 --> 01:04:50.174

proposed development. And then we have, views from

1163

01:04:50.564 --> 01:04:54.264

properties at Kessleton Road, which we have shown in viewpoint ten,

1164

01:04:54.484 --> 01:04:58.304

which has a direct, you know, very close distance view-

1165

01:04:58.324 --> 01:04:58.334

Yes

1166

01:04:58.334 --> 01:05:00.964

... which is also-- which is major significant, actually,

1167

01:05:01.324 --> 01:05:04.394

rated. And the significance of...

1168

01:05:04.404 --> 01:05:06.444

reduces with distance, obviously.

1169

01:05:06.484 --> 01:05:10.004

It doesn't mean that it becomes insignificant or not significant straight

1170

01:05:10.044 --> 01:05:13.104

away, hence the two-and-a-half-kilometer

1171

01:05:13.764 --> 01:05:17.194

radius, approximately. You know, it's depends on the sit-- on the location, et

1172

01:05:17.224 --> 01:05:20.584

cetera. So from an assessment point of view, we did not feel it

1173

01:05:20.624 --> 01:05:23.464
necessary to take an additional,

1174

01:05:23.884 --> 01:05:27.344
viewpoint from any individual property, including Oakenholt

1175

01:05:27.384 --> 01:05:31.364
Farm. And the viewpoints were scoped with, Flintshire

1176

01:05:31.424 --> 01:05:34.383
Council back in two thousand twenty-four.

1177

01:05:34.444 --> 01:05:38.364
And, we have not received any further

1178

01:05:38.584 --> 01:05:41.864
requests as to where other viewpoints should be.

1179

01:05:41.984 --> 01:05:44.984
Um, but again, I go back to what I've said earlier.

1180

01:05:45.044 --> 01:05:45.284
From

1181

01:05:46.704 --> 01:05:49.964
my perspective, doing the assessment, I didn't need

1182

01:05:51.104 --> 01:05:52.124
a visualization

1183

01:05:53.104 --> 01:05:57.064
to come to determine the effects, in this case,

1184

01:05:57.084 --> 01:06:00.644
for Oakenholt Farm. So the viewpoint wouldn't have enhanced

1185

01:06:01.524 --> 01:06:03.444
any more of my knowledge of what I have gotten.

1186

01:06:03.464 --> 01:06:05.964

It would have been certainly interesting to go there.

1187

01:06:05.974 --> 01:06:08.944

And I understand that, the owners of Oakenholt Farm

1188

01:06:09.804 --> 01:06:13.764

would prefer a viewpoint, but I also would understand that a lot

1189

01:06:13.804 --> 01:06:16.904

of other residential receptors may want a view from their property.

1190

01:06:16.914 --> 01:06:20.904

And that's where, the trade-off comes in and say, "Well, where do we draw a

1191

01:06:20.984 --> 01:06:24.434

line, in terms of providing

1192

01:06:24.464 --> 01:06:28.244

viewpoints or providing not viewpoints?" Because it comes to a

1193

01:06:28.264 --> 01:06:32.194

point then where we just provide viewpoints on request, but it doesn't

1194

01:06:32.224 --> 01:06:35.764

necessarily inform the assessment any

1195

01:06:35.804 --> 01:06:37.604

further.

1196

01:06:37.664 --> 01:06:40.664

Thank you. Thank you, Mr. Chair. I, I will come to you in a moment, Mr.- Mrs. Hume.

1197

01:06:40.704 --> 01:06:44.604

Sorry. I, um... Thank you. There's a couple things I wanted to pick up

1198

01:06:44.644 --> 01:06:47.864

on that, and the latter part I must remember because it's very useful for me, is,

1199

01:06:47.904 --> 01:06:49.484

um... But come back to the first

1200

01:06:49.544 --> 01:06:52.364

part.

1201

01:06:52.444 --> 01:06:54.464

Um,

1202

01:06:55.604 --> 01:06:58.404

I appreciate you can't produce every viewpoint.

1203

01:06:58.444 --> 01:07:01.904

Uh, but I think it's the scale of,

1204

01:07:05.204 --> 01:07:07.824

number of viewpoints to scale of development.

1205

01:07:07.864 --> 01:07:11.644

What I would just say about this in, in hindsight, and I think this, yeah, is

1206

01:07:12.124 --> 01:07:15.584

there are a number of properties in and around Oakenholt Farm, and for me, I think

1207

01:07:15.624 --> 01:07:15.924

it would have been

1208

01:07:16.764 --> 01:07:20.060

useful I acknowledge what you're saying about the other points that you've picked

1209

01:07:20.120 --> 01:07:23.220

around there, but I think actually in hindsight it would have been useful to have a

1210

01:07:23.240 --> 01:07:26.400

viewpoint from that site because it, it's, it's more than one

residential

1211

01:07:26.460 --> 01:07:30.410

receptor, and it's probably, quite, gonna impact quite a

1212

01:07:30.440 --> 01:07:34.100

few people who almost live in that, for want of a better word, like a hamlet, you

1213

01:07:34.120 --> 01:07:36.680

know. But, so that's, that's the first point I'd say.

1214

01:07:36.720 --> 01:07:40.100

Coming on to your second point, I think, and again, just to come back to Mrs.

1215

01:07:40.120 --> 01:07:42.930

Hume, and I'll come to you shortly if that's okay, is what you're actually saying

1216

01:07:43.020 --> 01:07:46.920

is... and I, I think the useful thing that you, you, information that you gave me

1217

01:07:46.960 --> 01:07:47.140

there was

1218

01:07:48.100 --> 01:07:51.740

you don't need necessarily a representative viewpoint from Oakenholt

1219

01:07:51.800 --> 01:07:55.740

Farm to say it's actually significantly impacted by the view. Yeah. And I get that.

1220

01:07:55.780 --> 01:07:56.680

So what, what,

1221

01:07:57.740 --> 01:08:00.420

what's useful I think from all that, and the summary from all that for me is,

1222

01:08:00.820 --> 01:08:04.300

you're acknowledging there is quite a significant impact,

1223

01:08:04.680 --> 01:08:08.480

visually on the local community and, and, and, and you've done your best to try

1224

01:08:08.500 --> 01:08:12.380

and reduce that and screen that and, and camouflage that,

1225

01:08:12.440 --> 01:08:15.430

but, but it's still there. Sorry. You know, it's, it's...

1226

01:08:15.440 --> 01:08:18.540

So thank, thank you for, for that 'cause I think that helps me consolidate a little

1227

01:08:18.580 --> 01:08:18.771

bit in

1228

01:08:20.021 --> 01:08:21.380

the number of viewpoints there might be.

1229

01:08:21.500 --> 01:08:25.040

I just felt, and I have heard what you've said and I have heard that the minute you

1230

01:08:25.080 --> 01:08:27.780

go to someone's property and do a viewpoint from there, then the next-door neighbor

1231

01:08:27.820 --> 01:08:31.510

says, "Well, I'd like one," and I, I, I completely get that, that sense as

1232

01:08:31.561 --> 01:08:34.940

well. Um, I just felt for the, for the particular

1233

01:08:35.820 --> 01:08:38.860

southwest side of the development, we've got quite a few viewpoints from the

1234

01:08:38.880 --> 01:08:42.391

northeast for recreational use and, people walking the coast path that side.

1235

01:08:42.391 --> 01:08:45.800

But it felt like we were a little light for the actual community that's most

1236

01:08:45.860 --> 01:08:49.681

affected. It would... I appreciate the ones that you did pick I think were the

1237

01:08:49.740 --> 01:08:53.540

most impacted to show the maximum impact for, like you said, Kelston

1238

01:08:53.601 --> 01:08:54.101

Road-

1239

01:08:54.120 --> 01:08:54.130

Mm.

1240

01:08:54.130 --> 01:08:55.561

-and the bottom of Rockcliffe Road, things like that.

1241

01:08:55.580 --> 01:08:58.800

I think they are the, the most visually impacted

1242

01:08:58.900 --> 01:09:01.940

sites, but it felt like if we'd had a couple more it would, might have helped the

1243

01:09:01.980 --> 01:09:05.420

local community to get a sense of what's this thing gonna look like roughly from

1244

01:09:05.460 --> 01:09:09.101

where I live or where I get in the car at the bottom of my drive or turn onto that

1245

01:09:09.141 --> 01:09:12.681

road. So thank you. But yeah, acknowledge that. I'll come... Yeah. Mr.

1246

01:09:12.700 --> 01:09:13.710
Schulz, sorry.

1247
01:09:13.780 --> 01:09:16.021
Um, Jörg Schulz. I'm behalf of the applicant.

1248
01:09:16.080 --> 01:09:19.311
Um, there is maybe one point I'd like to raise as well.

1249
01:09:19.360 --> 01:09:22.800
There has been a submission made, recently,

1250
01:09:23.221 --> 01:09:27.141
which is the, change of consultation that was from February

1251
01:09:27.300 --> 01:09:30.000
2026, and in there is,

1252
01:09:31.221 --> 01:09:33.080
there are a couple of visualizations.

1253
01:09:33.101 --> 01:09:35.900
They are not verified photographys.

1254
01:09:35.920 --> 01:09:39.681
They are more computer-generated visualizations.

1255
01:09:39.700 --> 01:09:43.681
And I would like to draw your attention to figure 1B, which has been taken from

1256
01:09:43.860 --> 01:09:47.840
Paper Mill Lane, and that

1257
01:09:47.900 --> 01:09:51.300
doesn't show Oakenholt Farm,

1258
01:09:52.380 --> 01:09:56.160
but it covers part of it actually, but it doesn't show the main setting where the

1259

01:09:56.280 --> 01:09:59.720
main buildings are. But it gives you an indication of what

1260
01:09:59.780 --> 01:10:00.320
the

1261
01:10:01.180 --> 01:10:04.980
development would look like from Paper Mill Lane, which is kind of
representative

1262
01:10:05.060 --> 01:10:07.240
of what the area would experience.

1263
01:10:07.249 --> 01:10:09.820
And that, when we saw that,

1264
01:10:10.320 --> 01:10:14.220
visualization, it kind of confirmed our assessment of the

1265
01:10:14.260 --> 01:10:16.980
significance of effects in this area.

1266
01:10:17.000 --> 01:10:20.700
While it doesn't capture a particular,

1267
01:10:22.520 --> 01:10:24.600
residential receptor, it gives again an, a

1268
01:10:24.660 --> 01:10:27.180
broad overview of what is possible.

1269
01:10:27.200 --> 01:10:31.100
And I think it probably is worthwhile, drawing back to

1270
01:10:31.140 --> 01:10:34.540
the first question about color. Um, when you look at that

1271
01:10:34.580 --> 01:10:38.300
visualization, and when we

1272
01:10:38.360 --> 01:10:42.120

apply, say, our technical approach in terms of color grading from

1273

01:10:42.520 --> 01:10:46.450

slightly darker colors from below and then going brighter, it's

1274

01:10:46.480 --> 01:10:49.280

a perfect, view to understand

1275

01:10:50.120 --> 01:10:53.320

why we've gone for that or would recommend that.

1276

01:10:53.360 --> 01:10:56.820

While I can see there is a point of doing something

1277

01:10:57.600 --> 01:11:01.240

exciting like it has been done in other, power stations like the one
in

1278

01:11:01.300 --> 01:11:02.540

Copenhagen,

1279

01:11:03.940 --> 01:11:07.820

there is a risk that... You know, those settings are urban

1280

01:11:07.900 --> 01:11:08.900

settings, for a start.

1281

01:11:08.920 --> 01:11:09.140

Yeah.

1282

01:11:09.160 --> 01:11:12.990

We are not in an urban setting. Um, and, there is a risk

1283

01:11:13.080 --> 01:11:13.309

that

1284

01:11:14.320 --> 01:11:17.249

it makes the impact even worse. Um, and,

1285

01:11:19.140 --> 01:11:23.040

it, there's also... Color can very much be

1286

01:11:23.540 --> 01:11:27.300

a fashionable thing as well, and this is a development which is to be

1287

01:11:27.360 --> 01:11:30.630

there for quite a time. And if it's

1288

01:11:30.680 --> 01:11:34.380

allowed color setting or a, a, a application of

1289

01:11:34.460 --> 01:11:38.440

it, it could tire quite quickly. And from my own experience,

1290

01:11:38.480 --> 01:11:41.190

having worked on many projects, while it might be

1291

01:11:42.380 --> 01:11:46.140

slightly more less exciting when it's, a more

1292

01:11:46.180 --> 01:11:49.690

technical approach to color, it probably is from a

1293

01:11:49.780 --> 01:11:53.770

long-term impact the better choice, particularly in

1294

01:11:53.800 --> 01:11:57.180

a sensitive setting like we have.

1295

01:11:58.180 --> 01:11:59.570

Thank you, Mr. Schulz. Thank you for that.

1296

01:11:59.600 --> 01:12:01.360

And, yeah, acknowledge that and

1297

01:12:02.320 --> 01:12:04.640

wo-woke to be a landscape architect, not fun.

1298

01:12:04.660 --> 01:12:07.660

You can't please all the people all the time, but I understand the methodology that

1299

01:12:07.700 --> 01:12:11.380

you've just described behind that. I, I was gonna go to Mrs....
Sorry, Mr.

1300

01:12:11.440 --> 01:12:11.700

Strong.

1301

01:12:11.740 --> 01:12:13.620

I, I'm just gonna give you a document reference-

1302

01:12:13.660 --> 01:12:13.720

Yeah

1303

01:12:13.760 --> 01:12:16.700

... because i- if it helps. It's the change

1304

01:12:17.020 --> 01:12:20.480

application consultation report.

1305

01:12:20.540 --> 01:12:24.360

Appendix A, page six is what

1306

01:12:24.980 --> 01:12:27.000

Mr. Schulz I think was referring to.

1307

01:12:27.540 --> 01:12:31.420

And we, we won't put it up, but that was one of the consultation
documents on the

1308

01:12:31.560 --> 01:12:35.100

change request which was sent out to people w- with that

1309

01:12:35.140 --> 01:12:36.100

visualization.

1310

01:12:36.120 --> 01:12:38.260

Thank you, Mr. Strong. Thank you. Uh, Mrs.

1311

01:12:38.320 --> 01:12:40.350

Hume, would you like to, give your perspective?

1312

01:12:40.360 --> 01:12:43.220

Hello. Yeah. Jennifer Hume, Oakenholt Farm.

1313

01:12:43.360 --> 01:12:47.160

I just wanted to say the photograph that you've got actually does

1314

01:12:47.200 --> 01:12:50.560

represent pretty much what the whole will see,

1315

01:12:51.180 --> 01:12:54.960

what my son and his wife, Trista, who live in the

1316

01:12:55.060 --> 01:12:58.860

shipping will see, and also my mother, who lives

1317

01:12:58.940 --> 01:13:02.000

in Llanderry Farm, the end one, will actually see.

1318

01:13:02.060 --> 01:13:03.740

That's their perspective.

1319

01:13:03.750 --> 01:13:03.750

Okay.

1320

01:13:03.800 --> 01:13:06.610

So it's not just a case of it's just there.

1321

01:13:06.610 --> 01:13:06.610

Yeah.

1322

01:13:06.620 --> 01:13:10.470

It does actually re-represent people's views directly rather...

1323

01:13:10.480 --> 01:13:11.840

Yeah. Just that.

1324

01:13:11.900 --> 01:13:12.900

Thank you. No, I'm-

1325

01:13:12.910 --> 01:13:12.910
Thank you.

1326
01:13:12.960 --> 01:13:13.810
I think I... That was something-

1327
01:13:13.820 --> 01:13:13.890
Yeah

1328
01:13:13.960 --> 01:13:16.420
... I was trying to draw the attention of the applicant to the...

1329
01:13:16.440 --> 01:13:18.830
It is, it is a c- it's a, it's not just one residential receptor-

1330
01:13:18.830 --> 01:13:18.830
Yeah

1331
01:13:18.840 --> 01:13:19.380
... it's a community.

1332
01:13:19.420 --> 01:13:21.900
Yeah. And, and also I think

1333
01:13:23.000 --> 01:13:26.060
I appreciate it's hard for units with, to get across,

1334
01:13:26.160 --> 01:13:29.110
um-How they're dealing with things.

1335
01:13:29.930 --> 01:13:33.330
But I think when we are so close to

1336
01:13:33.410 --> 01:13:33.930
this,

1337
01:13:35.070 --> 01:13:38.790
we just feel that we're, we've started to have to fight already

1338
01:13:38.930 --> 01:13:42.890
to get the acknowledgement of how serious this is

1339

01:13:42.950 --> 01:13:44.530
actually going to be on our lives

1340

01:13:45.490 --> 01:13:49.350
and our futures, and it's easy for people to

1341

01:13:49.430 --> 01:13:51.850
sit in this room and say things.

1342

01:13:51.870 --> 01:13:52.110
Mm-hmm.

1343

01:13:52.120 --> 01:13:55.210
But when you're actually living it, it's a completely different

1344

01:13:55.290 --> 01:13:58.570
scenario. That's what I j-just wanted to say.

1345

01:13:58.610 --> 01:14:02.210
Thank you. No, thank you for that.

1346

01:14:04.450 --> 01:14:05.620
Thank you.

1347

01:14:05.670 --> 01:14:08.980
Um, la-large scale infrastructure projects of this type, it, it, it
is...

1348

01:14:09.250 --> 01:14:12.490
I totally recognize the challenge and difficulties for the local
community, but

1349

01:14:12.530 --> 01:14:15.620
also, like I say, I don't, you know, I do empathize that the
challenge that the

1350

01:14:15.650 --> 01:14:19.630
applicant has to be fair and include everybody and, and the range of

1351

01:14:19.690 --> 01:14:22.210

ways that people want to hear information.

1352

01:14:22.270 --> 01:14:24.880

I-it's always an area for improvement.

1353

01:14:24.910 --> 01:14:28.830

I mean, I, I, it... Projects from

1354

01:14:28.890 --> 01:14:32.360

things like the 2012 Olympics and, and some of the large scale projects that

1355

01:14:32.390 --> 01:14:36.330

have... Even they have really invested their time in trying to get into

1356

01:14:36.350 --> 01:14:39.090

the local community and do those sort of things. It's challenging.

1357

01:14:39.150 --> 01:14:41.930

I, I take that on board. I take on board your concerns.

1358

01:14:42.070 --> 01:14:42.730

I am

1359

01:14:44.430 --> 01:14:46.650

not surprised to hear them, if I'm honest with you.

1360

01:14:46.750 --> 01:14:50.470

Um, I, I expected to receive more

1361

01:14:50.530 --> 01:14:52.530

concern from the local community.

1362

01:14:52.630 --> 01:14:55.850

I, I think it's there, but I'm just not hearing it, and I think, you know, you're,

1363

01:14:55.870 --> 01:14:59.160

you're reinforcing that to me. Um, and also the comments that were made by,

1364

01:14:59.930 --> 01:15:03.040

Mr. Hughes and Mr. Bentley yesterday about the s- you know, the surprise at the

1365

01:15:03.090 --> 01:15:05.830

lack of attendance at the, the public hearing.

1366

01:15:05.870 --> 01:15:08.020

I also acknowledge, as I was saying earlier, about people being...

1367

01:15:08.030 --> 01:15:10.750

The timings of those. It's always tricky to pick the right time to hold those.

1368

01:15:10.760 --> 01:15:14.690

It's always tricky to make sure people are aware of them, and we try and

1369

01:15:14.830 --> 01:15:18.210

space them out and make sure that there's a chance for people to come and, and make

1370

01:15:18.230 --> 01:15:21.510

them as accessible and as near to the community as possible.

1371

01:15:21.530 --> 01:15:25.390

So thank you for that. Um, but, I do acknowledge that, and I

1372

01:15:25.530 --> 01:15:27.910

do hear that, and that is in my mind.

1373

01:15:27.930 --> 01:15:31.230

I want you to, to rest assured that that is the view of the community and that view

1374

01:15:31.270 --> 01:15:35.070

of the concern that you've got. Um, if I can be honest, particularly in the

1375

01:15:35.110 --> 01:15:37.770

construction period, where you could probably gonna suffer, you know, potentially

1376

01:15:37.809 --> 01:15:40.330

if it, if it does, if the proposed development was to go ahead, the, the most

1377

01:15:40.390 --> 01:15:44.370

likely amount of disruption, which is why we were really pushing on issues like the

1378

01:15:44.590 --> 01:15:48.390

transport, and traffic planning to make sure that it's not an

1379

01:15:48.410 --> 01:15:51.030

inconvenience. So thank you for that.

1380

01:15:51.070 --> 01:15:54.890

Thank you for those points.

1381

01:15:57.070 --> 01:16:00.930

Um, just to fi-finish off on the viewpoints been selected, and again, to refer

1382

01:16:00.950 --> 01:16:04.930

back that, I, I thank you for the justification of the points

1383

01:16:04.970 --> 01:16:07.670

you've chosen. Um, I understand that.

1384

01:16:07.730 --> 01:16:11.590

Um, I also empathize that, you know, people would always

1385

01:16:11.630 --> 01:16:14.790

like more. You know, I, I get that. You've got to draw a line somewhere and, and

1386

01:16:14.930 --> 01:16:18.630

what you think is reasonable, and you try and cover as many bases as possible.

1387

01:16:18.700 --> 01:16:22.570

I have had feedback from Ramblers Cymru to say that there are

1388

01:16:22.590 --> 01:16:26.270

some viewpoints that they feel have not been assessed from a wider,

1389

01:16:27.210 --> 01:16:30.410

domain. Um, some of the public footpaths in the area and also some of the wider

1390

01:16:30.490 --> 01:16:34.270

views into the national landscape, so I just would refer you to that, because

1391

01:16:34.310 --> 01:16:36.950

that will... I will, if, if I don't see a reply to that, I will be following that

1392

01:16:37.270 --> 01:16:40.640

up. Along with the points that have been raised by, the local community in the

1393

01:16:40.690 --> 01:16:44.270

room, I will be raising that again at my next round of questions.

1394

01:16:45.470 --> 01:16:45.910

Thank you.

1395

01:16:47.230 --> 01:16:50.830

Would anybody like to c- oh, see Mr. oh, sorry.

1396

01:16:51.450 --> 01:16:53.770

My eyesight just went there. Mr. Oakman's on the call with his hand up.

1397

01:16:53.790 --> 01:16:55.490

Would you like to come in, Mr. Oakman? Sorry.

1398

01:16:55.530 --> 01:16:58.970

Yeah. Thank you, sir. Ben Oakman fr- representing Flintshire.

1399

01:16:59.030 --> 01:17:01.319

Um, in our local impact report, we,

1400

01:17:02.810 --> 01:17:05.860
made a, a, a point about the,

1401
01:17:06.110 --> 01:17:07.760
representation of,

1402
01:17:10.550 --> 01:17:14.430
of public rights of way and nationally recognized re- recreational

1403
01:17:14.530 --> 01:17:18.520
routes in our, in our local impact report and,

1404
01:17:18.790 --> 01:17:21.470
elements that hadn't been picked up and assessed adequately.

1405
01:17:21.490 --> 01:17:25.230
So this isn't so much about the, the number of viewpoints that have
been

1406
01:17:25.290 --> 01:17:29.050
selected, although it is arguably much more proportionate to the

1407
01:17:29.090 --> 01:17:32.590
likes of a solar farm or a small business park or a residential
development,

1408
01:17:32.690 --> 01:17:36.410
15 viewpoints. This is, what we're used to seeing much, much larger
numbers of

1409
01:17:36.450 --> 01:17:39.980
viewpoints in a proportionate representation of a, a large scale

1410
01:17:40.030 --> 01:17:43.710
development of national significance, for example.

1411
01:17:43.790 --> 01:17:47.579
Um, this is about what the individual viewpoints that have been

1412
01:17:47.610 --> 01:17:51.110
assessed represent. Um, an example,

1413
01:17:51.610 --> 01:17:55.510
to bring to the, the table now is viewpoint eight, which is taken

1414
01:17:55.550 --> 01:17:59.350
from Flint Castle, which is adjacent

1415
01:17:59.390 --> 01:18:03.290
to, and at a different level of elevation, obviously, to the Wales
Coast Path.

1416
01:18:03.370 --> 01:18:06.990
Nowhere in the landscape and visual impact assessment is the Wales
Coast Path

1417
01:18:07.090 --> 01:18:09.510
assessed as a visual receptor.

1418
01:18:09.530 --> 01:18:09.540
Yeah.

1419
01:18:09.610 --> 01:18:13.480
Um, and, that is, an omission in my view that,

1420
01:18:13.710 --> 01:18:14.150
actually,

1421
01:18:15.690 --> 01:18:18.830
concerningly, underestimates the significance of

1422
01:18:18.870 --> 01:18:22.770
effects on visual receptors. There are other examples across the

1423
01:18:22.790 --> 01:18:26.690
other side of the Dee Estuary, not within Flintshire's authority
area,

1424
01:18:26.710 --> 01:18:30.610
but within the English bound-boundary where the King Charles Coast,
English

1425
01:18:30.660 --> 01:18:34.150

Coast Path, for example, hasn't been picked up and assessed as a receptor.

1426

01:18:34.230 --> 01:18:38.010

Um, so I, I... less than the number of viewpoints that have been

1427

01:18:38.050 --> 01:18:41.490

represent- that have been assessed, but the

1428

01:18:41.590 --> 01:18:45.050

receptors that have been assessed or represented by each of those

1429

01:18:45.170 --> 01:18:48.500

viewpoints is, is, is lacking, I think, and

1430

01:18:48.570 --> 01:18:52.450

inconsistent, in its representation of nationally significant

1431

01:18:52.510 --> 01:18:56.450

recreational assets. Um, and that's a, a key point that I, I want to draw back to

1432

01:18:56.490 --> 01:19:00.030

the local impact report, and one that can perhaps be dealt with further through

1433

01:19:00.050 --> 01:19:03.370

written representations rather than in detail in this hearing, because I'm

1434

01:19:03.450 --> 01:19:07.000

conscious that you, want to finish up by twelve-ish, so.

1435

01:19:08.190 --> 01:19:10.250

That's great. No, thank you very much for that, Mr. Oakman.

1436

01:19:10.330 --> 01:19:10.510

Um,

1437

01:19:11.390 --> 01:19:14.450

thank you, and thank you for, you know, reinforcing what I was thinking as well,

1438
01:19:14.510 --> 01:19:18.490
because that, that was certainly my, anticipation of, what I was

1439
01:19:18.530 --> 01:19:22.290
expecting. Um, also, just to, just to reassure

1440
01:19:22.310 --> 01:19:25.210
people in the room that, you know, whilst a, a selection of
viewpoints has been

1441
01:19:25.230 --> 01:19:28.690
selected by the applicant, I, I have, I haven't completed all of
them so far,

1442
01:19:28.750 --> 01:19:32.390
but I have been also accessing other s-sites that are within the
public access

1443
01:19:32.950 --> 01:19:36.730
to, interpret what my interpretation and view would be from there.

1444
01:19:36.790 --> 01:19:39.370
So I have used other sites, and they are in my,

1445
01:19:39.430 --> 01:19:43.182
um-Uh, site, site inspection

1446
01:19:43.222 --> 01:19:45.782
log, which I'll be submitting onto the examination

1447
01:19:45.802 --> 01:19:49.522
library. Okay, thank you. I'm gonna leave,

1448
01:19:50.702 --> 01:19:53.492
that item there now. Const-- Let me just see the time.

1449
01:19:53.582 --> 01:19:57.141
Just thinking, I wasn't... But also just to ch-go back to Mr.

1450
01:19:57.162 --> 01:19:59.662

Oakman's point, I know we have a hearing this afternoon, but I wasn't planning on

1451

01:19:59.682 --> 01:20:01.702
finishing dot on twelve or anything.

1452

01:20:01.782 --> 01:20:05.202
Uh, but if anyone does need to leave early, please let me know.

1453

01:20:05.222 --> 01:20:08.302
Uh, I didn't want to shorten the second topic.

1454

01:20:08.402 --> 01:20:11.542
Um, what we've been doing here. Nearly going for two hours. Sorry.
Yeah.

1455

01:20:11.562 --> 01:20:14.242
Could I just raise one... James Strong for the applicant.

1456

01:20:14.302 --> 01:20:15.742
Just on that last point,

1457

01:20:16.842 --> 01:20:20.442
w-the... Just to be clear, the viewpoints that we selected were

1458

01:20:20.522 --> 01:20:22.482
agreed with Flintshire,

1459

01:20:23.582 --> 01:20:27.442
through the ordinary process. And

1460

01:20:27.522 --> 01:20:31.502
whilst I w-would take the point about, you know, one can always do
more,

1461

01:20:31.622 --> 01:20:35.262
the, the two points, one is do they give you the, the necessary

1462

01:20:35.302 --> 01:20:38.712
information to make judgments about other viewpoints, and we-you've
heard about

1463
01:20:38.762 --> 01:20:42.692
that. Uh, I... The reference was

1464
01:20:42.782 --> 01:20:45.461
made on behalf of Flintshire to the local impact report.

1465
01:20:45.502 --> 01:20:48.642
I'm not-- I was trying to find

1466
01:20:48.722 --> 01:20:51.262
where additional viewpoints

1467
01:20:52.202 --> 01:20:55.802
that were said to have been omitted from the original list have been identified.

1468
01:20:55.822 --> 01:20:56.942
Because

1469
01:20:58.342 --> 01:21:02.322
I'm not taking a sort of procedural point, but we're responding to the local impact

1470
01:21:02.342 --> 01:21:06.032
report. You will have seen we've already responded to it. I don't...

1471
01:21:06.042 --> 01:21:09.942
And maybe I've overlooked, but if we could have the reference as to

1472
01:21:10.002 --> 01:21:13.122
what other viewpoints we're saying should have been considered-

1473
01:21:13.142 --> 01:21:13.162
Understood.

1474
01:21:13.172 --> 01:21:16.722
-we can then tackle whether we agree or not, and whether we want to do anything

1475
01:21:16.782 --> 01:21:19.042
about that. But I don't want it to be-

1476

01:21:19.062 --> 01:21:19.442

Yes.

1477

01:21:19.452 --> 01:21:22.692

-left unsaid that we've somehow gone about this in a unilateral

1478

01:21:22.782 --> 01:21:26.702

way. Um, we, we followed best practice in seeking

1479

01:21:26.742 --> 01:21:29.302

to agree it with, with the local authority.

1480

01:21:29.322 --> 01:21:32.042

Appreciate that. And I, I understand what you're saying.

1481

01:21:32.122 --> 01:21:33.612

Um, understand that you've,

1482

01:21:35.602 --> 01:21:37.422

uh...

1483

01:21:38.902 --> 01:21:42.562

You know, you, you, you try to engage with where you want the viewpoints, and then

1484

01:21:42.642 --> 01:21:45.302

later more come to light. So I appreciate that. Sorry, Mr.

1485

01:21:45.322 --> 01:21:47.902

Oakman, would you like to just come back on that?

1486

01:21:48.742 --> 01:21:51.191

Yeah. Sorry. Uh, just to clarify the, the...

1487

01:21:51.191 --> 01:21:53.602

Ben Oakman from, representing Flintshire, sorry.

1488

01:21:53.682 --> 01:21:56.842

Um, just to clarify that the point isn't that we think that there's n-a need for

1489

01:21:56.902 --> 01:22:00.602

additional viewpoints, it's that the, the receptors

1490

01:22:01.242 --> 01:22:05.122

that they are presenting, are-- do not cover the

1491

01:22:05.162 --> 01:22:09.142

likes of the Wales Coast Path and adequately cover the likes of

1492

01:22:09.182 --> 01:22:12.882

the National Cycle Network, Route 5 in particular.

1493

01:22:12.902 --> 01:22:16.571

But there are others on the, on the, English side, including King Charles

1494

01:22:16.622 --> 01:22:20.552

English Coast Path and five six eight NCN, that

1495

01:22:20.582 --> 01:22:23.862

need to be covered by the exist-by the current set of viewpoints, and they haven't

1496

01:22:23.902 --> 01:22:27.562

been assessed in that way. That's more the point.

1497

01:22:27.602 --> 01:22:30.862

Thank you. So you're... Yeah. Rather than saying more viewpoints required, it's

1498

01:22:30.942 --> 01:22:32.062

just assets

1499

01:22:32.882 --> 01:22:36.691

and of value within the, the landscape that you would suggest should be,

1500

01:22:36.922 --> 01:22:39.411

assessed the impact on. Okay.

1501

01:22:39.462 --> 01:22:39.622
Correct.

1502
01:22:40.262 --> 01:22:43.662
Thank you. Um, I'm gonna pause to take a break there, if that's

1503
01:22:43.782 --> 01:22:47.442
okay, and then we'll come back for the item, item four on climate

1504
01:22:47.482 --> 01:22:50.222
change, and, come on to that section.

1505
01:22:50.262 --> 01:22:53.292
Just give everyone a chance to have a bit of a comfort break, if that's convenient,

1506
01:22:53.302 --> 01:22:56.982
for about, shall we say ten m- Shall we say... Ooh, what's the time?

1507
01:22:57.002 --> 01:23:00.441
It's eleven twenty. Let's say, do the maths, eleven

1508
01:23:00.482 --> 01:23:02.882
thirty-five. Would that be okay with everybody if we come back for eleven

1509
01:23:02.982 --> 01:23:06.892
thirty-five? Bit of a weird time, but, gives us about just a

1510
01:23:06.922 --> 01:23:10.222
short fifteen minutes to get a cup of tea and stretch your legs.

1511
01:23:10.262 --> 01:23:11.802
Thank you. We'll adjourn till eleven

1512
01:23:11.842 --> 01:23:23.102
thirty-five.