



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Lime Down Solar Project
Hearing:	Issue Specific Hearing 8 (ISH8) - Part 3
Date:	22 September 2026

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

FULL TRANSCRIPT (with timecode)

00:00:08:12 - 00:00:35:12

Good afternoon. I'll make the time two o'clock and we'll recommence Bishop Pacific hearing thirty sorry. Issue Pacific hearing eight. Just want to advise everybody that in case you hadn't seen the banner on the website, the open floor hearing has been cancelled so there is no need for us finish to at three pm as in the published agenda so we do have all afternoon. In fact we do have the room till eight o'clock so we will.

00:00:37:17 - 00:01:10:18

Based on last week hopefully not, hopefully not I'm sure it won't be. Okay, so we'll move on to agenda item two point two, non equine business impacts. I'm going to ask the applicant please provide an update on its engagement with interested parties who have raised concerns regarding potential effects on the proposed development on the viability of their business operations. Now specifically, I was going to ask for comments we've heard from equine businesses this morning, so I wasn't proposing to touch on that.

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But Grittelton House, Waterley Manor and the Angel in Sherston. If there have been any updates with that, because I understand in your deadline six submission, Rep six sixty under WC one hundred nineteen, You refer to discussions with the owners of Grittleton House. So I was just wondering if you can update me on these discussions and any bespoke measures you have or will commit to addressing any outstanding concerns.

00:01:38:26 - 00:01:57:26

For the applicants. Obviously I note the the owners are here and would have and might have their own comments to make. A meeting took place beginning of last week on on-site to discuss their concerns and also go into a few more details around the construction activities and the timings

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associated with the works there. I think we were aware of their concerns

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in the first instance through their representations and have been able to see on the ground exactly the type of operation they've got, the amount of people that work there and things like that. It's understandable why they've raised these concerns. I think when it comes to the physical works in this location, we discussed the size of the compound. We discussed how that could be used.

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One thing I have clarified this morning that I didn't clarify on the day, so I appreciate it, not necessarily had time to factor this in. There was the length of the haul road under which the access on the street would be taken. I wasn't sure on the day whether it was to go all the way to the M4, which would have involved potential drilling machinery moving up and down that whole road. Having

reviewed the access plans and confirmed with the construction contractor and the civils team there, we would be taking access from that, a couple of fields down from that.

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So the access and the use of the whole road there would only be required for the works within the two long fields under which we'd be constructing the cable route. We've discussed the potential for a good time of year to do that. I understand January is a time where weddings in particular would be less likely to occur. And also, so we're looking at ways as to whether we can formally commit to this. There are a lot of things when it comes a programme, but given the idea is that we would spend nine to twelve months creating a continuous duct.

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It isn't that we have to go in a complete continuous line with the ducting. So theoretically, works can be put into certain locations at certain times to accommodate this. Given that it is the fields in question are for proposed as open cut trenching rather than any trenchless solutions,

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that's something I think we'd be able to accommodate to alleviate that. And I think then also that the conversations that we had were around the fact that that whole road could be used by other vehicles at other times of year. But given that the construction is going to be limited in that position, you are talking about a week or two the first nine to twelve months and then the cabling being pulled through subsequently in the next nine to twelve months of the eighteen month construction period after that.

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Those would be my comments on that meeting in terms of in terms of the concerns. So I think we can be we can limit how we interact in that location.

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That's helpful. Thank you. How long would the construction compound be used for?

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Will feel for the applicant.

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It potentially would be in situ for up to two years. How often it's used would be dependent on the that's works required

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without having the defined time and the defined construction programme in place. It would be very hard to know at this stage. However, that compound would only be needed for the physical works that were due to be undertaken there, I. E. We wouldn't be storing materials needed in other parts of the site in that location. That's not even taking into account that obviously the listed building being nearby there just wouldn't be a need to do that. We obviously have cable coming from the north that crosses the street at some point.

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It may be that some plant machinery is used to facilitate that at some point. But you are talking smaller amounts of smaller periods within that two year time frame. The compound itself on the ground would probably need to be in place during that time, but its use in storage of materials can be limited.

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Okay, thank you. And the mitigation measures you outlined, were they captured, please?

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Claire Podge the applicant. So there isn't any specific mitigation measures currently in the outline, Kemp, in relation to timings of works. As Mr Tharfman mentioned, it's something that he's exploring internally to see what kind of level of commitment can be given in terms of whether it's something that can be an absolute commitment or whether it's something that it's, know, he will try to facilitate, but there may be other factors that mean that it's just not possible to do.

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So we just need to be trying to think what the appropriate level of commitment can be based on the information we have available.

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As Mr Thraful mentioned, terms of ongoing engagement and looking at exploring things, my understanding is that dialogue is now open and that will now be able to continue so that we will be able to ensure that the programming of the works and those discussions can continue. But I think that there is a difficulty with being able to commit at this stage to only doing works in January, for example, because we just don't have enough information about the rest of the timings of the works to be able to make a firm commitment.

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So in terms of that potential update to wording in the outline, Kemp, to at least give

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a commitment to say that that will be explored or

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investigated as a first choice, something like that, that sort of wording, so at least then it's captured and then if the applicant can't do it, I do appreciate there'll be lots of varying factors, then if you can't do it then an explanation as to why not etc.

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Claire Budge of applicant, yes that's what we're considering at the moment and that we will provide an update at deadline seven

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on the

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management plan.

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I think also relevant I mentioned before about white noise sensors. I think that's something which worth exploring. I know I mentioned it this morning, but I think it's relevant again here for residents who may be affected because those beeps really travel across areas, I'm sure you'll be aware, Mr Threlfel. if So we can explore the potential use of white noise sensors, perhaps have something in the outline management plans for that. Could be used.

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They've been used to great success and so in my experience in mineral sites, for example.

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Claire Bosch of the Abkin. Yes, it's a point we're taking away and obviously as Mr Tharth has mentioned IGP are in the process. Obviously they're much further along with some of their other projects and are having those kind of conversations with contractors so we can definitely question ask of whether

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that's a commitment that can be made, whether there are any issues with that in terms of the different types of vehicles that might be required on-site. Yes, we've got it as an action to explore internally to see whether it's a realistic proposition because obviously

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noting obviously a mine's in mineral site obviously slightly the nature of the vehicles and the duration for which those same vehicles are utilised is perhaps different than here where you might have a variety of different vehicles over the construction period.

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Absolutely, I do appreciate that.

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Again, Sylvain, as I say, if

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it be captured in the outlined documents, but again I have thought a commitment to at least exploring the outlined documents because again we don't know what's going to happen, what things might look like. Assuming you're granted consent, we don't know what things will look like when you come to do replacement of parts etc.

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Might not be able to get any other type of product. That the might industry standard by that point. I'll leave that with you as an action to explore. If I come to the owners of Grittleton House Police, Thank you. Now you can either come up to the top of the table or I can ask for a microphone to be brought across to you, your preference.

00:10:08:15 - 00:10:14:08

I'd just like to hear your points of view on what you've just heard and any outstanding concerns please.

00:10:31:24 - 00:11:04:13

Hello, my name is Vanessa Shipp and I am speaking on behalf of Griffithon House. If it's okay, can I just kind of introduce our business and what we are and what our building is and why it's so important to us? Gridlington House is a grade two star listed Victorian mansion and it has been within our family for nearly sixty years. Currently we're on three generations, soon to be four, which is quite a unique situation when it's not a historical family home, it's something we've purchased along the way.

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The building itself is of some magnitude, has lots of history and architect to it and quite unique for the area. During the time that we've been there we've invested enormously, both financially and personally, in preserving and maintaining this beautiful historic building. I don't know if you're familiar with the building, what it looks like, the size of it. Only from our site visits around the area. Okay fine. So our main business today is weddings. We host around fifty weddings a year, averaging approximately one hundred twenty guests, bringing around six thousand wedding guests to Grittleton House annually.

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We employ approximately fifteen full time and around thirty part time staff, many from Grittleton and the surrounding area. Our business also supports other local businesses, including local B and Bs, the Nildarms pub plus other local suppliers. The weddings booked at Griddleton House provide the income which enables us to continue maining, maintaining and preserving the important listed building. Without the weddings and without the income we're not able to do this. We are a regular family.

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We don't have any wealth. What we earn is what is invested into the building. Booking

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a wedding, when a couple come to view a wedding venue, their decision is very often made from the heart. There is a feeling when they arrive. They aren't simply buying a function room, they are choosing the house, the gardens, the setting, the tranquility and the views. At Grittleton House, the setting isn't simply something our customers look at, it is very much a part of the product we sell. And that is why the proposed location of this compound concerns us so greatly. It would be directly in view of Griffithon House.

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There really is no disguising it. It could potentially be seen and heard from our indoor ceremony rooms, our dining rooms and bedrooms, from the top of our main staircase, a popular photograph spot. Outside it would be in full view of our new wedding lawn, specifically created for outdoor ceremonies and our back lawn, which is also used for ceremonies.

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There simply isn't somewhere we can move a wedding to and hide the compound from our guests. This is the most photographed day of the couple's life and a big expenditure that goes into it. The couples have already booked, we risk disappointment, compensation, complaints and damaging reviews. They booked the house and setting and we showed it to them. In the wedding industry, bad reviews don't disappear when the construction compound disappears, they last forever. Our greatest concern however is future bookings. If a couple views Griffithon House while the compound is there, they don't have to accept a compromise view and imagine what it might look like without it.

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They can simply choose another venue. Wiltshire in the Cotswold is one of the most densely populated wedding venue areas. With around fifty weddings a year and a reduction of only five percent, this means losing two or three weddings. A ten percent reduction means losing around five. This would have a significant impact on our business, our employees, and ultimately our ability to continue investing in Griffiths and House. We did have a meeting last Monday. Disappointingly, this was our first contact that we'd had in the whole scheme.

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The meeting was put together very late in the day, it was the day before your first meeting last week, and noted on the agenda it was very much going to be asked what communication have you had.

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During this meeting we did have lots of engagement, it was a very interesting meeting to have and when questioned on why the area for the compound was so large, the answer was it was to provide flexibility, but it might not need to be that big. Possible uses described to us included some vehicles, a turning circle for lorries, rolls of cables, maybe some toilets, a buildings, parking, cars, construction vehicles, it was all very vague.

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We still don't know precisely what will be there, how intensive the compound will operate, how many vehicles will use it or what activity will actually take place. And that leaves us with a very simple question. If the actual requirement is relatively modest, why does the compound need to be this large? Why is the area on the map so big? And why does have it to be in this particular location directly in front of Grittleton House, the one main historical building that there is along the route? We also discussed the proposed relief road and asked how frequently it would be used, what vehicles would use it and for what purpose.

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Obviously we've had an update today about that possibly being shortened, but this is as per our previous meeting. Again we didn't really come away with a clear understanding of this. This matters to us because it's not only the compound itself that could affect the wedding venue, it's the associated movement of the vehicles, construction activity and noise within the setting of the house. We were also told, as the equine people were this morning, they could possibly stop when there was a wedding on. We hold around fifty weddings a year throughout the week and on weekends.

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How can this happen in such a large project and how can it be guaranteed? Even if work does stop, stopping work doesn't make the compound disappear. As a business taking bookings years in advance, we cannot rely upon any informal arrangement that somebody will remember not to work that day. We were also told that some of the work could potentially be scheduled during our quiet periods in January and February. However, during the same discussion, we were advised that weather and ground conditions during the winter months could restrict the work that can actually be undertaken. We also understand that other parties affected by the project of arsenal work to be concentrated into those same periods.

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This raises another question. How can January and February realistically be offered as mitigation to several different affected parties if there are already limitations on what work can be undertaken during those months?

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If January and February are being proposed as a way of protecting our wedding business, we need to understand what work can realistically be undertaken then, what cannot and what will happen if weather or ground conditions cause that work to move back into our wedding season. Again mitigation needs to be realistic, clearly defined and enforceable. During our meeting comparisons were also made between the proposed compound and some of the working areas within our

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own

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estate. For example, we had a pile of logs, we have a sports bubble. I don't believe they're fair comparisons. Of course, the working historic estate has operational areas which are not beautiful, but they are small established areas required for the management of the estate. They are within our control, they can be managed around weddings, and importantly, they're part of our setup when the couple comes to view and books. A large construction compound associated with a major infrastructure project positioned directly within the principal outlook of Gwyckersen House is fundamentally different.

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There are many aspects of this scheme about which we have concerns, but today we're specifically asking you to consider the effect of this compound in this location on our business. We therefore asked these questions: why does the compound need to be here? Why does it need to be this size? What alternative locations have generally been considered? Can it be reduced or relocated? And if it cannot, what realistic and enforceable protection would be put into place for Griddleton House? We've cared for this house for nearly sixty years and we want to continue doing so for the next.

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The income from our business enables us to do this. The construction compound may be temporary but lost weddings, lost reputation, lost jobs and lost income cannot have permanent consequences. Thank you.

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Thank you very much. Can I ask the applicant to bring up a plan of Gristleton House please?

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Thank you. Can we zoom in a bit? My eyesight is not that good.

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Thank you very much.

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Could whoever is controlling the pointer just sort of hover over Grittleton House, please?

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Terrific. Thank you very much. So I'll come the

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applicant first, please.

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Terms of then because you answered the question about why the compound has to be here in ex Q2 and I was just trying to find the question so I don't intend to revisit that. But in terms of then some of the main points that were raised there visually because even the mitigation measures went as far as to say well if you're holding a wedding we won't be working or we'll finish by twelve or something like that,

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There will still be visual effects. What visual mitigation has the applicant put into place please?

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If we've finished all the equine questions we might just swap Doctor.

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Yes I don't want to speak revisiting equine.

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You. We weren't one hundred percent sure.

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In

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direct response to your question, sir, there is nothing permanent going in as a screening mechanism. It would be any temporary hoarding or fencing associated with the securement of the compound itself.

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So apart from distance, is there anything along the boundaries between Christelton House and the compound?

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Mr Chris Charlton, I'm half an applicant. Yes, correct, sir. So one of the things we've looked at with the position of the compound and the extent of the compound is that the direct views from the rear of Griffithon and severely Griffithon House. So if you look at the southern boundary of the compound, it's positioned where it's positioned to allow to essentially push it further north up towards the street so that it's not within a direct line of sight. Now it might be helpful if we're able to put an aerial

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photo on the screen to illustrate that point. There's a block of woodland in which the bubble or the sports bubble that you described, is located, which is the north of the two tennis courts, which are quite hard to pick up on this screen. But essentially where the word Grittleton is, we've got two tennis courts, mean, it's north of that, and if we travel northeast of that to the beige building on there, that's the sports facility that's within the woodland, and all of that sort of area surrounding that is a block of woodland, so it actually extends a bit outside of that.

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And then we've got some existing trees along the

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two boundaries that we've got sort of north south, or sort of north northwest to southeast across there as well, which has got some vegetation on it, but I will accept that those are relatively sparse. It's not an established hedgerow, it's more individual field trees, which open up some views of landscape to the south. Now, again, there is a, I believe it to be from observation only, a U hedge that sits in front of those two tennis courts to screen the tennis courts from view from the rear elevation of the property.

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And so what we've got is a somewhat ground level, and I accept obviously there are the only discussed views from first floor and upper stories. But from that ground level, is an accumulation of vegetation across the landscape providing screening. And again, coming back to my first point about the location of the construction compound, It's pushed north up towards the street so there is so that the existing vegetation and and the trees and the woodlands surrounding the the sports bubble can provide screening of that during its existence.

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Okay, thank you.

00:25:04:24 - 00:25:20:20

I'm going to to ask the question that's nagging at the back of my head. If this is the first face to face meeting with Grittleton House with. Doing as an operators. Why is it happening? Now when we're a month away from close of examination.

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Will Ferrell for the applicant. When

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I

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spoke to Mrs Shipp on the day, did apologise for the fact that this is the first time seen I them face to face. I had intended to join the meeting in May when the county archaeologist and our heritage consultant were there.

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The pressures in my diary and timings and my location played into that. And I extended my apologies for the fact that it had come so late. This was the first opportunity I'd had in a couple of months to spend that time with them.

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Mrs Shipp,

00:26:04:17 - 00:26:20:19

setting aside Mr Threlfall's reasons there, which I imagine he has a ridiculous diary. Can you just advise what meetings and discussions you've had you've had with anybody else from IGP since this scheme was mooted at consultation stage?

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From memory, I think we've only had one meeting and that was particularly heritage. And they came to look at the building from a heritage point of view and would there be any damage to the building. So they weren't viewing it from a business point of view or any other viewpoint, it was purely a heritage point of view. So the people that came to that meeting didn't want to engage in any other level because that's not what they were there for.

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So even though we've voiced our concerns, it wasn't what that meeting was about. We were repeatedly told it was just about the physical building and the heritage of the building. And that's all they could report on and all they were interested in, And they would just report fairly on that. So other than that, no communication until a couple of weeks before our meeting when we were asked if we could get together. And we said absolutely yes, we can. And asked the question of why has nobody see come us

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before. Can I

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just ask another question in terms of booking a wedding?

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Presumably most people book well in advance of their wedding. If you're planning a big wedding in somewhere like Gristleton House, you're booking a year ahead, two years ahead? Mean what's, if you have fifty a year imagine your bookings are well advanced?

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They can be anywhere. The trend at the moment is lots of people are booking and getting around within a year, but then you will also get some others that obviously want to save, and they are booking two, three years in advance. So it can be anywhere from one to three.

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So we may not fully understand at this point what the potential implications might be on your business, because if construction doesn't start for a couple of years, it's probably a couple of years away before we start to see a change in in your level of bookings but the anticipation is from what you've said, there will be

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a downturn. Very difficult to predict what it will be, but if you're looking at spending tens and thousands of pounds on something, you want it to be perfect.

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And for us, the people that we're showing currently, are we miss selling them something? If we know that in two years time there's going to be a compound there and we haven't shared that information with them, that doesn't sit well with us either. And then for those that are viewing to book while there's a compound there, they're simply going to have a look at other places and then most likely decide to book somewhere else.

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Can I just say the side where the compound is, is our most dominant side? It's where all of our outdoor ceremonies are. It's where all our wedding lawns are. The reverse side of the house is the front of the house which is the driveway and the approach which you also wouldn't want it there. But if they're outside dining or ceremonies it's all on the rear of the house which is immediately in view of the compound.

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So Mr Thrillfall, I can just say,

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is there scope to limit or avoid when works there are weddings, considering what Ms Ship has just said? Taking bookings well in advance, I know myself we booked our wedding eighteen months, two years in advance. Is an there opportunity to make that sort of commitment?

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Will throw for the applicant. Something we established on the day was that it's not just the weddings themselves, it's the fact that if myself and my partner were coming look at wedding venues and there were big lorries moving up and down that would be a significant concern.

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And and we discussed you know it could potential for visits to decide whether you did want to get married there could take place all year round. I think through the community liaison group, when we've got a more established construction phase, I think taking into account the diary,

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if the owners of Gritsen House will be willing to provide that information, is that how we could potentially establish a working program around such events and obviously with clear notification. As I say, we can limit the most invasive works themselves to specific times. And we can also limit the use of the compound and the visual intrusion of that compound to specific things. These are things like you were encouraging us to do there with the wording you say as a preference or at least as a primary that fact these are the things we would seek to do without consent, without an appointed contractor, without the full timings of everything.

00:31:16:07 - 00:31:39:03

Can't definitively provide commitments to say we would only do this and this, but the scope, the limited use of this compound is something we're looking at now. The size of it is something that we have considered. There have been separate conversations with Welch Council Boricultural Officers about the offsets from that tree line, which has informed how we have actually had ended up using this access on the street because we have had to avoid

00:31:40:28 - 00:32:16:08

trees there. Forgive me, can't remember how they're categorised, but they're a higher class. So we've done that. I think even back to the point you were making earlier about using white noise for reversing, this is something that was shared with me on-site is their concern It about might be that there's hardly anything going on but there's a truck reversing. That again can influence somebody's decision about making a choice for Littleton House. So a slightly larger compound to allow turning to avoid reversing is one thing but actually can we completely avoid reversing having spoken to the contractors? Avoiding reversing in a location is probably not feasible.

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So that would then lend itself to the fact that we could make the compound smaller. The reason it is the size it is because we have taken, I acknowledge we have taken a fairly definitive indicative size and placed it in this location until we've established, until we've further established things. So making it smaller to the point where the existing screening can at least create a stronger benefit is one thing, but also not using that compound for any length of time for anything that essentially sits above the existing vegetation, as Mr Jackson said, is something we're looking at doing.

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This is something I'm working towards how far we can go at deadline seven, but it's taken a bit of time in and around hearing.

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Forgive my naivety and ignorance on this, but if Ireland Green Power are appointing a contractor, don't you just tell them in that location that's what you have to do?

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Forgive me but if I get a builder coming to my house and I'm looking for something to be done specifically unless he tells me, No David, you're absolutely off your trolley, that can't be done.

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These are things which don't sound unreasonable.

00:33:28:22 - 00:33:59:28

We'll throw it of the applicant. They're not unreasonable and what we're looking to define here is what I can tell a contractor they can do. I can't say you've got a five meter square and you'll have to do a three sixty pivoting plant machinery. That's what I'm looking to establish to say, yes, this is what you would do. Yeah, if you ask a contractor how much space they would want, they say we want the entire field. So yes, no, that's absolutely how we would do it. I'm trying to establish the most reasonable and almost the most constrained parameters I can pass on to a contractor in order to be able to deliver those works without I understand.

00:34:00:01 - 00:34:02:18

Okay. Thank you.

00:34:04:25 - 00:34:05:10

Moving on,

00:34:07:00 - 00:34:11:10

I'm going to bring in my colleague Mr Northover just now. Thank you.

00:34:12:01 - 00:34:16:04

Thank you. Yes, I just wanted to come to the council.

00:34:17:19 - 00:34:45:28

Issue specific hearing five last week we discussed Griffithon House from a heritage perspective. The response from the council was that it agreed that in heritage terms it would be no harm providing that sufficient mitigations are in place for socio economic effects. Now I just want to ask if that you

00:34:47:16 - 00:34:50:07

come the end of the examination or come

00:34:52:03 - 00:35:02:07

deadline seven, if you aren't satisfied with the socioeconomic mitigation measures for Grittleton House, that you just clarify

00:35:03:23 - 00:35:09:06

the Council's position on no harm or less than substantial harm for Grittleton House?

00:35:10:29 - 00:35:16:07

Isabel Bueno for the Council. We confirm we'll clarify on that basis. Thank you.

00:35:18:02 - 00:35:27:29

I just wanted to jump in just as a point of clarity. I just think that's the right time, just given what my colleagues asked of the Council.

00:35:29:16 - 00:35:56:01

As an ex A we intend to put out a revised timetable this Friday in relation to the end of this examination and I think it's important to me to mention this here. At the moment we've got deadline seven in our timetable as the final for deadline closing statements. In light of these quite late conversations going on and the management plans discussion we had last week with some of the management plans, you know some of the wording in there is shifting,

00:35:57:24 - 00:36:28:10

We have resolved as a panel to publish a revised timetable so closing statements come at deadline eight because we appreciate the information you're putting in for deadline seven, nobody has a chance to comment. Now what we will be saying in that Rule eight-three letter as it's called, which we'll say will be published this Friday, the dates don't change but we don't want anything other than closing statements at deadline eight. So we don't want more evidence documents put in or another version of the ES.

00:36:28:12 - 00:36:49:17

We just want closing statements. But it's just my colleague, Miss Norther was saying, you're not happy by deadline seven, I think maybe, you know, that might be a point until you've seen what's coming at deadline seven, it'll end up in your closing statement. So hopefully that's helpful to the parties in the room. But just to be clear, we are not expecting new evidence at deadline eight.

00:36:51:17 - 00:36:52:11

Ms Ship, please.

00:36:55:23 - 00:37:00:02

If I can, sorry, I'd like to respond back to both sides. Is that okay?

00:37:00:05 - 00:37:02:29

No absolutely, you're beating me to it. Was going to come around to you.

00:37:03:01 - 00:37:35:18

So with regards to the conversation here about screening, hedges, trees, the hedging in front of the tennis court is just in front of the tennis court. You can walk either side of that, you can walk round the back of it, you're still on the estate. That isn't going to screen the compound in any way shape or form. So I don't want that to be misleading and obviously if you're inside the property and you're on the first floor you can see straight over the tennis court. So the only time it's screening you is if you happen to be stood right in front of it.

00:37:36:03 - 00:38:12:11

The trees that we're discussing, they're individual planted trees you can see between them. So again it's really not giving any screening. We've just mentioned the fact that they can possibly stop work

while there's a wedding on. Are we talking about stopping work while the actual thirty minute ceremony is on? Or are we stopping work for the entirety of the twelve hour day of a wedding? Because obviously the ceremony is very important and they don't want interruptions towards that, but neither do they want it when they're enjoying the grounds or they're eating their dinner or they're doing their speeches.

00:38:12:23 - 00:38:57:12

So is something like this going to shut down for a whole day every time we've got a wedding on? We've talked about guests coming for a show round and can we share our calendar. Somebody could walk in the door the same day and say can I have a look around? They could pick the phone up that morning, can I come in this afternoon? How are we going to communicate this to the correct team? And again putting pressure on our team to be responsible for doing this. And now forgive me if I'm wrong, but from my memory of our conversation at our meeting, it was even mentioned that we can ask them not to work on a day but they are humans and if they decide to carry on there's not much we can do about it.

00:38:57:22 - 00:39:12:08

So how robust are these measures if we're being told that somebody can do what they want to do anyway. And still we have to put all the effort in sharing diaries, making phone calls and they could just carry on.

00:39:14:25 - 00:39:33:24

And I think from the point of view this side, where they say no harm to the building, technically no harm to the building, but if we don't make an income, we don't have the finances to maintain that building and we will not be able to maintain it.

00:39:35:19 - 00:40:10:29

Therefore it will become harm, it will fall into bad repair. We have spent a lot of years, Crittleton House is probably at the moment in the best state it has ever been in, in the sixty years that we've owned it. My husband and I took over the running of it in twenty sixteen and since then we have invested our time and our finances fully and anybody that comes into it now is amazed by the standard and the quality that it is at. I'm not going to bore you with lots of figures, but our lighting and heating is one hundred and twenty thousand pounds a year.

00:40:11:11 - 00:40:13:08

Our insurance is one hundred thousand pounds a year.

00:40:15:09 - 00:40:45:25

We've just done a lot of work on boundary walls over the last few months, that was seventy thousand a year. Our maintenance is half a million a year. You start adding all these figures up, that's before we've done payroll paid and our taxes and everything else, there really is no money left. Every penny we earn goes back into maintaining that building. We have that building because we love it, we don't have it because it's going to make us a fortune and we can have elaborate holidays and say, wow, look what we've got.

00:40:45:27 - 00:41:03:03

We just happen to have a really, really nice shop front for our product, which we're passionate about. And like I say, we're going into our fourth generation, which is quite unusual. And we want to keep going in that direction. A small loss means so much to us and will cause so much damage and harm.

00:41:04:16 - 00:41:10:28

Thank you. I'll come to Ms Reynolds shortly. I do want to explore that further with the applicant. Before I do so, I'll come to Mrs Labour, please.

00:41:12:23 - 00:41:15:17

No, I don't have a point. Thank you.

00:41:15:19 - 00:41:18:01

Oh, okay. Miss Reynolds.

00:41:20:04 - 00:41:50:20

See, Lee Reynolds, stop lying down. It's just to add to miss Shipley's point there that mister Throwfall in his response sort of explaining some of mitigation measures proposed at Gristleton House made reference to obviously the work which the CLG could do. And that's obviously welcome as we've said before that communications with the local community to manage some of these construction stage impacts is obviously a good thing. But the problem here is that the applicant can't rely on possible mitigation being secured through a CLG which isn't currently being secured in the DCO.

00:41:51:05 - 00:42:09:23

And the reasonable worst case scenario, which in our submission, we would say you must consider is that possible mitigation isn't actually being secured and that the applicant wouldn't be able to adapt its construction timetable to align with what would be best for Grishawls in house, Unless that is somehow written somewhere into the management plans.

00:42:11:08 - 00:42:12:17

The council please.

00:42:12:19 - 00:42:20:05

Thank you. Isabella Buero for the council. Just to go back slightly in relation to the the clarification on deadline seven and eight.

00:42:21:25 - 00:42:34:05

One point that occurs to the council is that currently deadline seven is the deadline for the final statements of common ground and. Yeah, our plan was, sorry, to clarify that. The final statement of common ground would be

00:42:34:07 - 00:42:39:00

a deadline eight. Those are the only documents we are looking to accept. Sorry, thank I

00:42:42:08 - 00:43:01:04

want to explore the applicant. There's a correlation here between, true as in my head at least, between harm and socioeconomics because one is feeding the other, the upkeep and maintenance of the building. Ms Shipp has given some examples there of some of the upkeep costs.

00:43:03:24 - 00:43:20:17

What's the applicant's response to any potential downturn of income at Griegson House and then the impact on the maintenance of that building which in turn could then have an impact on cultural assessment. So I can come to the applicant for a comment on that please.

00:43:25:25 - 00:43:27:20

Claire, what's your for the applicant?

00:43:29:23 - 00:44:09:02

Obviously don't have heritage our expert at today's hearing so we can supplement the answer in writing but the applicant's position is that obviously we've assessed harm from a heritage perspective looking at the works that are going to take place. In proximity to Grittelton House, and we've applied the appropriate methodology for assessing harm in that respect. Our view is that the two things are distinct from an EIA perspective. What we're looking at here is obviously impacts on the business operations of Grittleton House, so we've assessed it from a socioeconomic perspective.

00:44:09:09 - 00:44:13:20

Sorry, if I may. Optimum viable use is a heritage factor.

00:44:15:08 - 00:44:33:07

I think there does need to be a consideration of the link between the two. Yes, appreciate two separate assessments, I think there is a link there with optimum viable use and the potential effect that a lot drop in income could then have an effect on optimum viable use of the asset.

00:44:36:13 - 00:45:29:21

Claire Borschuk for the applicant. I think we'll have to come back in writing because I my heritage expert to But I think it is worth, obviously what we have said throughout is that the works here are limited temporally and that is a factor to be taken into account when assessing harm. We've talked about the mitigation measures that will be put in place and I'm sure we'll come onto it as part of the later discussion. Obviously we're not trying to minimise or not take into account the very specific concerns that are being raised by the individual businesses here, but we're obviously looking at the effects of the scheme as a whole and these are all elements that will need to be taken into account in the planning balance when the Secretary of State is considering the need for a scheme of this scale and nature versus the individual impacts that will be experienced.

00:45:31:04 - 00:45:44:25

We'll talk a bit more in terms on the later agenda item, about how that works. But in terms of the specific question in relation to impacts on the conclusions of the heritage statement, we'll need

00:45:45:07 - 00:45:45:29

think we need have

00:45:46:01 - 00:45:46:20

some writing on that.

00:45:46:22 - 00:46:08:23

So a bit of commentary at deadline seven as well about the points that Ms Shipp has raised about a potential drop in income because I think we can all understand you go and view a wedding venue, weddings generally aren't cheap. I have no idea what it costs to have a Christensen house but weddings generally aren't cheap. My own certainly wasn't. But

00:46:12:06 - 00:46:19:27

if you go to a venue and you're seeing something, I don't know if I want that in my pictures, way of orientating etc, there could realistically be

00:46:21:23 - 00:46:25:25

people saying, I won't have my wedding here, I'll go somewhere else.

00:46:28:17 - 00:46:49:19

I do need a response from if deadline seven on those points that Ms Ship has in raised terms of the those economic impacts, But I think equally I think we in a conclusion to that. I would like to see you take into consideration the details Mr Threlfel talked when he about bottoms out those mitigation measures. I think that's a fair assessment.

00:46:51:21 - 00:47:30:19

Claire Bojek for the applicant. Yes, that's understood. We've obviously is a sort of still a moving feast at the moment in terms of what can be committed to in this particular location at this particular stage in the process, so that's one element that we're looking to explore in terms of the management plans. And then obviously we've talked about the ongoing engagement that could then that will happen once more details about the exact timing of the construction project is known such that that information would be available and they would be able to provide that level of detail to people coming to visit the venue potentially.

00:47:30:21 - 00:48:06:00

Even if works are visible they would maybe have an exact end date for when those works would be completed or if the compound is still there, but it's between the two activities that Mr Thurafel mentioned, so the ducts have been laid but we're not coming back to pull the cables through for another six months, that information would be available and it would mean that the owners of Gritican House, when they are talking to people, they would be able to refer to that information to try and give some confidence. Obviously we're talking about this particular scheme specifically, but this is the same across all different types of infrastructure projects.

00:48:06:02 - 00:48:16:12

There are venues across the country that are having exact same issues in respect of infrastructure projects, or any type of building works that might be taking place proximate to them.

00:48:20:00 - 00:48:34:17

It's not an issue that doesn't arise across all of the DCO projects that we work on. What we're trying to do here is look at any particular mitigation we can put in place for this particular venue noting that obviously these large scale projects will have these kind of impacts across the board.

00:48:34:28 - 00:48:49:27

Okay, thank you for that and note that for an action point for deadline seven. Before we move on from Gristleton House, is there anything anyone else would like to I'll come round the room first. If I come to the council, anything further on Gristleton House?

00:48:51:22 - 00:49:09:29

Russell Frith, Wiltshire Council. Just to say that our heritage expert brought Gristleton House to my attention for the very reasons that you, Ms Ship, have raised the potential for the drop of income having an impact on the business, the business potentially folding and that having a long term impact on the structural integrity of the house.

00:49:10:16 - 00:49:13:10

Okay, thank you. Stop laying down anything on this matter.

00:49:16:27 - 00:49:52:26

Nothing further. Really just to note and I realise we have already explored this that it's just to repeat the same points which have already been made in respect of equine businesses that at 4.4.16 of the technical note on impacts to non equine businesses, the applicant states in reliance upon the current mitigation measures in the Oak Camp that there would be no significant effect in the business viability of Gristleton House. And again, having heard what's been discussed today and Stop Lime Downer struggling to understand how the applicant could have reached that conclusion having regard to the high sensitivity of this receptor clearly and as Ms.

00:49:52:28 - 00:49:59:26

Shipley has just outlined, how sensitive the business is to any shortfall in its income and its business viability.

00:50:01:02 - 00:50:02:11

Thank you. Ms Ship.

00:50:03:10 - 00:50:16:26

Vanessa Ship, Gretelton House. Just a small point, when they are putting their details together, can we also have clarification of whether they are proposing they would just stop for the wedding ceremony or in fact the whole day, please?

00:50:19:15 - 00:50:22:12

I think that's a fair point and I think that's what I was expecting.

00:50:24:05 - 00:50:34:00

What Mr Thirafel will come back with respect to mitigation details and provide a bit more meat to the bone, if you will. But I'll come to the applicant now to respond to the points raised.

00:50:35:11 - 00:51:06:13

Will Thirafel for the applicant. Yeah, the conversations that we were having were on the basis that if there is a known wedding occurring and we are talking about installing ducting or installing cabling, would avoid those days. As I say, I'll look into how that's phrased, but I wasn't anticipating that we would stop for the ceremony. The wedding is a full day potentially, additional weekend with the morning the next day, for example, experience. No, that's fully acknowledged.

00:51:06:15 - 00:51:28:24

Think in regards to specific times where work wouldn't be undertaken, I'm exploring the fact that if you know that there was a visit taking place with somebody who would get married there, that we could potentially look at ways around that. The engagement here is quite key between parties on program and various diaries. There might need to be in the next

00:51:30:17 - 00:52:17:10

ten days, whatever it is, to deadline seven now some discussion between Miss Ship and Mr Telford about what is realistic from both sides to come try and come to The. Yes What terms of mitigation measures can be achieved with respect to the information MS SHIP can provide and these sorts of things. I think there probably needs to be a conversation offline about that separate from today's event. Okay, thank you. I think we also, depending on the assess the details you've undertaken the assessment you undertake with respect to mitigation measures and harm as we discussed before, Broderick, there may need to be a revisitation of the sensitivity factor applied to Christelton House as stop line down suggested.

00:52:17:12 - 00:52:50:07

But I shall leave that to you for deadline seven. Thank you. So I'm going to move on from Christelton House. Thank you, Bishop for taking in that. That was helpful. I'd like to have a quick chat about Waterley Manor, please. That might be helpful if the applicant can display document reference Rep four-one hundred thirty four and scroll to Page eight. Now I note in the applicants submission Rep four thousand eighty eight concerning what the manner so I have read that and I do accept the hotel is some distance from the order limits.

00:52:50:09 - 00:53:28:04

However. As I understand it, the package that the hotel offers is not so much. Their property and grounds. They Their overall offering encourages use of the Prow network. One of the walks advertisers takes them down towards Foxley which I think is on page five of the submission. I'll just wait for this document to come on screen but ultimately I'd like to test whether your response fully addresses the nature of the hotel's business offer including access and impacts on the Prowl network.

00:53:28:09 - 00:53:32:18

Thank you. I think it's down to page eight, I think is the walk I'm referring to.

00:53:35:24 - 00:53:39:21

Page five perhaps, I think there was a map of walks.

00:53:46:20 - 00:53:49:05

It's further down through the document actually.

00:54:00:20 - 00:54:01:05

Well

00:54:03:05 - 00:54:26:09

there was a map provided by the operators of Watchley Manor which set out various walks that they encouraged users of. Now the one that I clocked that could be affected they took was guests down towards Foxley, they cut off towards the Fosse Way, then back up again. And I just wondered if in the applicant's response they had really dealt with that.

00:54:28:11 - 00:54:56:19

And if they had engaged with the operator of what Lee manner about sort of the Prowl network. That went elsewhere sort of North East West, etcetera, and didn't cut down towards the auto limits, so can I ask just ask the applicant to Fill me in on any any discussions you've had with what Lee Manor since their submission since your submission deadline for and if you've had any consideration of discussions of alternative prowl routes? Thank you.

00:55:28:02 - 00:55:58:11

Claire Bodes the applicant. Mister Flynn can obviously explain in in terms of the particular walks that have been mentioned. He can explain the sort of the interactions if that would be helpful in terms of how those interact with the scheme. In terms of the question, have we suggested alternative walks that this particular establishment can suggest to its clientele? The answer is no, we haven't.

00:55:59:10 - 00:56:09:28

But if you would like Mr Flynn to just talk through the impact of the scheme on the various plans that they have referenced then we're happy to do so.

00:56:10:00 - 00:56:24:05

Yeah I think the one is, think it's up on screen now actually, what Bruce I was thinking of. It sort of takes you down to Foxley which I think is the closest point. I think it's page five of that PDF.

00:56:32:17 - 00:56:50:11

Yes that's the one I was thinking. I was getting in my screen here as well. Yes, it's that particular route there and if you could just talk me through your assessment of that I think that would just with this matter. Thank you.

00:56:52:15 - 00:57:24:14

Mr Blinn, for the applicant. Yes, so we have responded in writing to the representations made by Watley Manor and in that we would have or we have responded to each of the routes. What we have done is where these routes have been provided is refer back to the assessments that we made on public rights of way and the impacts of the scheme upon them to give a sense of how those impacts piece together as one travels around those routes.

00:57:25:23 - 00:57:30:22

One of the things that we've picked up is that the routes being that picked up in question

00:57:32:10 - 00:58:10:28

wouldn't have been assessed in specific detail as they were scoped out of the assessment in APP two forty one because they do not have a direct visual link to the scheme, even at the nearest approach, just because of intervening vegetation and the land form. I suppose what you might be able to pick up on the map is where it follows the Foss Way as you're approaching the site towards the south is you drop into a small river valley which is a tributary of the Avon before you then turn up onto the road that goes through Foxley village.

00:58:11:22 - 00:58:22:19

At that point there are you are sort of up on a bit of a plateau so you could see towards the site, but there is still screening or intervening vegetation along that route that would

00:58:24:12 - 00:59:08:07

stop those visual impacts being dominant or significant, particularly at the distances being concerned, which I think at our nearest is a few hundred metres at the absolute nearest point of the site. Once you get into Foxley village, because of the way that the Toporfi goes away to the south, is extremely flat. Any intervening vegetation does provide very good screening therefrom, With the route then turning back away from the site to the north, you're then going into an area where again the topography starts making more of a difference as to how views on can be experienced.

00:59:09:08 - 00:59:32:18

The same therefore is also true in reverse, particularly if you're on the public bridleway approaching Foxley from the north, which is north two. Again, it's that changing in topography and the intervening screening that stops any direct visual impact of the scheme. And that's why it wasn't assessed in full detail in

00:59:34:28 - 00:59:44:16

appendix sixteen point two which is the tourism recreation receptor tables which goes through all of the public rights of way individually that were assessed to that level of detail.

00:59:47:08 - 01:00:22:16

No, that's helpful. Thank you. Unless anyone has anything else they want to mention with respect to Waterley Manor we'll move on. I don't see any hands in the room. Nothing online. Okay, thank you. The final business I want to have a look at is the Angel in Sherston. I know your reply to their concerns in Rep four thousand eighty eight, but I'm not yet clear this response addresses the concern that has been raised. The issue is a concern over a loss of revenue resulting from the disruption to the Prowl network and users favoring alternatives and thus not visiting the cafe.

01:00:22:18 - 01:00:53:21

That's at least how I've read and interpreted the concerns. So your comments as I've read them, relate to the impact on the Prowl network itself, not the undesirability of the network during construction works to access the CAFE. With that in mind, can I ask you to specifically consider that users of the Prowl network are probably not unreasonably likely to avoid sorry, that they are likely to avoid the past or works are going on? And if that's the case, are there alternative routes into Sherston that could reasonably be advertised?

01:00:57:14 - 01:00:59:07

Mr Flynn, for the applicant.

01:01:01:07 - 01:01:47:12

Unfortunately, don't have the reference immediately, but I think this quite well speaks to the alternatives to the public right of way network note that was done in response to some of the comments that come through from interested parties and then also my counterparts at Wiltshire Council looking at should there be that displacement factor sort of from public right of way within scheme, what alternatives there are and where they would be likely to go to. What we have identified is certainly in the Sherston area is that it is within an area that has a dense public right of way network and that the amount of alternatives available to people coming to and from Sherstone

01:01:49:19 - 01:02:12:21

would mean that there wouldn't be any sort of specific impacts on necessarily the amount of access that people or the amount of choice that people have to use those routes or what I suppose this is the point of the technical note was that there wouldn't therefore be a detrimental impact to the quality of those alternative routes because of an increased number of people using them instead.

01:02:15:03 - 01:02:20:14

I suppose the only sort of consideration that is slightly harder to

01:02:22:05 - 01:02:55:17

quantify is people travelling from separate settlements towards Sheridan that would be through the scheme. Again, we have looked at that in the alternatives note. But I suppose because of the spread of the scheme, is going to naturally be sort of any alternatives that are sought towards Sherston from the south would likely either go through one part the of scheme or another. There is an acknowledgement that that effect would

01:02:55:26 - 01:02:56:15

occur.

01:02:58:06 - 01:03:10:10

No, thank you very much. The technical note you're referring to, that is Rep four-eighty isn't it? Technical note on alternative access to Prowl network.

01:03:10:12 - 01:03:12:07

Claire Posek, the Upkin, yes I believe that's correct.

01:03:12:09 - 01:03:14:07

Great, thank you. Ms Reynolds.

01:03:16:05 - 01:03:48:18

Silly Reynolds, Stop Lymedown. The first point is just to note, and it it's already been referred to but stop lying down did prepare a business survey and the angel was one of the respondents to that survey and their comment is set out at page twenty to twenty one of the stop line down business survey which was submitted late. I'm actually unaware of what if a rep number had been assigned for that. I will

update just in one moment once I have it. But but what it emphasises is the particular importance of both cyclists and pedestrians.

01:03:48:20 - 01:04:23:28

And as we understand it, even with the alternative route, it's likely still that cyclists in particular will still be discouraged from using the local routes and that as a consequence will still have quite a significant effect on the business of of permit I believe so it's AS zero two seven is the business survey. But that will still have an impact upon the angel who relies on those cyclists coming nearby. The fact I believe the applicant acknowledges this within the tactical note, which was just been referred to paragraph four point three point five.

01:04:24:12 - 01:04:51:21

It's noted that for pedestrians and alternative route between the Fosse Way and Commonwealth Lane would be available Sure at seventeen. For cyclists or equestrian users, avoiding Gleimb Density would entail a significant diversion due to no other nearby bridal way or byway provision. So as a consequence, it's our submission that the negative impact on those users still persists notwithstanding what is set out within the technical measure.

01:04:52:20 - 01:04:55:09

Okay thank you. Does the applicant want to respond to that?

01:04:57:11 - 01:05:57:21

Mister Bill into the applicant. I appreciate it's quite a technicality, but I suppose the technical note for the alternative access for the popularised route is about similar or like for like routes. I suppose the only thing with a cycling group is given the area that they're likely to cover, whether it's or not they can find alternatives that still access Sheraton even through different routes or villages that then wouldn't impact with the scheme. I suppose that's partly part of the reason behind it, I suppose, that I'm thinking of is by having the sort of the information of what impacts the scheme have, the mitigation measures, particularly in the outline construction traffic management plan to demonstrate where HTTP movement and the most disruption is going to be is that amount of information allows cycle groups to be able to plan around it and have the information that they need to be able to continue their activities, even if they are adapting to how the scheme is coming forward.

01:05:59:16 - 01:06:12:03

I'm silly, Ryan. I'll stop lying down if I may just the very quick point of that's certainly right, that they could plan around it, they could obviously plan around the Angel Cafe, which means that it doesn't receive as much footfall for its business.

01:06:12:10 - 01:06:30:24

Yes, and that I think is another concern from the Angel, was that the impact on the network because they're relying on cyclists, one of their customer bases, that if there's disruption to that or if it becomes busier with HGB traffic, etcetera, then people are unlikely to use those routes.

01:06:32:12 - 01:06:39:08

I suppose the question comes down to are there reasonable alternatives to access Shasta?

01:06:47:25 - 01:06:56:03

Mr Flynn for the applicant, I suppose what I need to do is take that away just fully to understand the scope of the question that you're asking.

01:06:58:13 - 01:07:17:07

Maybe while I'm here is to ask for clarification as to how far beyond what is set out already in the alternative to operate network plan or technical document. Apologies. I suppose it's just trying to understand what additional information you need to seek that that isn't providing.

01:07:18:01 - 01:07:47:20

Well I suppose at the moment what we have is a document that has been set out a recognition that adverse effect on users of the Prowl network in this area and then tying that into the customers from the Angel Cafe. It's really a question of is the applicant content, that's their evidence, that's your submission with respect to the impact on the Angel Cafe, that being the case that's fine.

01:07:49:05 - 01:08:21:17

That's the point of the examination. Or does the applicant want to to submit a rebuttal to the concerns raised by the Angel Cafe around which I think Ms Reynolds has just summarized in terms of your own submission. Do you want to provide any further detail about the alternative routes? And potential impact on the cafe. So that's that's where it lies. It's entirely up to you. If you want to rely on the technical note you've submitted, no problem with that.

01:08:21:19 - 01:08:33:11

If you want to provide a bit more information and tying that into the effect on the angel, you're very welcome to. I'm happy to put it as an action point for deadline seven, and if you want to take it away that

01:08:33:13 - 01:08:37:21

you can determine. Yes, we will do that, thanks.

01:08:38:29 - 01:08:40:15

Okay, thank you.

01:08:42:27 - 01:08:50:19

Now does anyone have anything further to say on the Angel and Shasta? Okay, that we'll move on with the agenda then to

01:08:54:06 - 01:09:09:24

two point two, which is business compensation fund. And I'll come to the council first and I'll invite you to set out why you consider a business compensation fund is required considering the applicant's conclusions in environmental statement chapter sixteen.

01:09:12:20 - 01:09:51:18

Isabella Bueno, Bolsher Council. Before handing over to Mr Frith, I thought I'd just make some brief introductory comments to set the scene. So on this topic, the council takes as its starting point the way that the issues are crystallised by Ms Reynolds just before lunch, which is to say that at the moment

there's an absence of robust evidence to support the applicant's conclusion that there'll be no significant adverse effects on these businesses. Then conversely we've had statements to the contrary made by business owners and operators both in writing and at various points today.

01:09:53:05 - 01:10:07:05

In the absence of robust evidence which rules out those significant effects, what the council is requesting is the provision be made for potential effects to be dealt with through targeted financial intervention in the form of a business compensation fund.

01:10:08:26 - 01:10:46:11

And in particular that seems to us to be a potential means of filling the gap on the customer confidence issue that we talked about earlier, or that was discussed earlier this morning, which seems unlikely to be addressed through physical mitigation or information sharing measures that have been proposed thus far. So if for example to go back to the equine example, if customers were to move their horses to a facility in another area during the worst of the construction period, The business would be then compensated for that loss of revenue and hopefully enable to continue operating once those worst case effects have ceased.

01:10:47:05 - 01:10:53:02

So that's an overview of the position and perhaps if Mr Frith has anything to add or maybe not at this stage.

01:10:54:20 - 01:11:29:12

Mr Frith, Wiltshire Council, thank you pretty well just covered what I was going to say, so thank you very much for that. But I do feel that there's a big gap between the applicants viewpoints and the viewpoint of the businesses and stop line down that we've heard today. I suspect somewhere in the middle is where we're going to actually find where the economic impact is going to be, but until we have evidence to that effect nobody really knows. I've done research to see if I can find any economic impacts on schemes like this and I can't find anything.

01:11:29:17 - 01:11:52:14

There's lots of research on what the potential impact could be but nothing about what it actually is. And in part, that's why I did ask at the early stage of this inquiry whether we could also do an economic impact report once the scheme is up and running during the construction phase and post construction as well. So then at least there is a body of evidence for future schemes going forward.

01:11:54:22 - 01:12:28:12

The business compensation scheme I feel would impart a level of confidence to the businesses within the five kilometre majors of the scheme to enable them to plan to go forward and not panic and make immediate job cuts or scale back their business or even close their business. And without that level of confidence, I do fear that some businesses may well take those actions. We are well aware that the small business community at the moment is operating on wafer thin margins, hospitality in particular.

01:12:28:19 - 01:12:45:09

We're well aware of the number of pubs that are closing all time. I just feel that a business compensation scheme would help give that level of confidence to enable those businesses to plan ahead, Keep on the level of staff members that they've got at the moment.

01:12:47:16 - 01:12:55:23

And hopefully get them through the construction phase which is when we feel the most impact of the scheme will be felt by small businesses in the area.

01:12:57:06 - 01:12:58:24

Thank you.

01:13:00:22 - 01:13:37:14

I'm going to add to that before I come to the applicant. I'm conscious that we could be in a position where there will be benefits associated the with proposed development, but these benefits will bypass local businesses and be felt more regionally or nationally. What I mean by that is that some of the benefits described by the applicant such as renting accommodation, daily spend in shops, evening spend in pubs, etc, will not be a local benefit because although ES Chapter sixteen states that the construction of the scheme is likely to require up to a peak of six ninety two temporary workers, of whom four twelve are estimated to relocate from across the UK to the study area.

01:13:38:00 - 01:14:19:23

The transport assessment also states that most construction workers will be shuttled to work from non local areas. When the applicant was asked at the second round of written questions in TT two point one one to explain what geographical area had been used to define local and non local. The applicant stated that non local where most construction workers would be staying. Is twenty kilometers or more from the site. Now stop lying down business survey. A s twenty seven at paragraph two two point details that there are no construction companies in the proximity of the order limits and that according to the Office of National Statistics, there are no more than forty construction companies with more than ten employees in the entire South Cotswolds constituency.

01:14:20:05 - 01:14:26:26

So some of the more obvious benefits, such as the award construction of contracts and associated jobs, will be difficult to award in the local area.

01:14:28:19 - 01:14:34:02

The XA considers that local benefits referred to by the applicant need to be quantified and qualified.

01:14:36:07 - 01:14:38:19

What local benefits economically

01:14:40:04 - 01:14:43:29

are we going to have? I'll come to the applicant for a response on that, please.

01:14:46:19 - 01:14:55:10

Claire Podge of the applicant, would you like us to respond to that particular point first before we go back to the compensation fund comments that were raised by which council?

01:14:58:18 - 01:15:37:26

Mr Flynn for the applicant. Yes, as has been highlighted, both sort of in the assessment in Chapter sixteen socioeconomic, tourism and recreation, which is AP sixty eight. Yes, the study area for economic benefits principally is based on a twenty kilometer area away from the order limits of the scheme. Naturally, that does include, as has been mentioned, a lot of the or most of the South Cotswolds parliamentary constituency area, but it has been based more on the geographic proximity rather than administrative boundaries.

01:15:40:27 - 01:15:56:15

The assessment identified a maximum number of people in the construction industry that were identified as working based on either ONS data from the Business Register and Employment Survey or through

01:15:59:21 - 01:16:28:25

forgive me, the annual population survey would be the other source of information. So that does provide a sort of a cap on the expected amount of economic benefit within a sort of a twenty kilometre area. Now I appreciate that that does cover a lot more than the areas immediately surrounding the scheme, particularly given that twenty kilometers is quite a large area to travel and with the cable route length as well, that does include sort of larger

01:16:30:10 - 01:16:57:04

settlements such as Chippenham, Melksham and as far as Trowbridge, I believe as well. That twenty kilometer area, I suppose it covers a lot more than sort of potentially what residents are feeling as the local effect. That notwithstanding, it is understood that the benefits of the scheme are going to be felt over a much larger area than the adversities of the scheme.

01:16:57:12 - 01:17:25:13

I think that's of the benefits, the benefits are going to be felt regionally or nationally, aren't they? They're not going to be felt locally. That's from the applicant's submission. What benefits are they going to be felt locally within the five kilometer area? Because at the moment that's what the council is saying, business compensation scheme, because they don't see where the benefits to local businesses are going to come from. So that's why they're asking for this business compensation scheme.

01:17:42:01 - 01:17:58:29

Mr Flynn for the applicant. So that that was part of the reason behind the the technical note on the impacts of non equine business focusing on the five kilometres of area was to sort of respond to those comments. Yes, it is correct that there are fewer construction

01:18:00:17 - 01:18:14:15

industry employments within five kilometers compared to twenty kilometers. But again, what we've considered has to take part or has to take account of the cable route itself as well, given that it's a measurement of the order limits as a whole.

01:18:18:22 - 01:18:32:14

So haven't been able to fully respond yet to Lyndown's comments on sort of the numbers of construction industries that they've identified. So that may be something that I need to come back to in writing on that specifically.

01:18:35:14 - 01:18:52:01

It is fair to assume that the number of construction workers identified within a five kilometre area is going to be far fewer than in a twenty kilometre area. And therefore, as you've identified, the resultant economic benefits are going to be less significant.

01:18:53:05 - 01:19:12:27

Having established that, what is the applicant's objection then considering what we've heard today so far from the three businesses we've discussed this afternoon, from the equestrian matters we've discussed this morning and everything that's been submitted in writing, what's the applicant's objection then to a business compensation fund?

01:19:14:23 - 01:19:24:18

I don't foresee such a fund being a way of people saying, I'll just let my business run into the ground and I'll just claim compensation.

01:19:26:20 - 01:19:47:17

If we had a baseline over a period of three years or five years or whatever and it's just to stop businesses from having to cut staff, having to relocate or whatever it is, having to close, what is the objection? Because we're not going to be feeling the economic benefits within five of the scheme. The applicant can just detail to me what their objection is.

01:19:48:14 - 01:20:25:23

Claire Budge of the applicant. Yes, I will do that. I think one of the points just to raise in terms of opportunities I suppose for smaller, more local businesses. Obviously the purpose of the outlined skills and supply chain management plan, which I know we had I think parked to possibly come back to in today's hearings because we were running out of time last week, is to look for opportunities for smaller businesses to participate in the scheme, whether that's provision of fencing for example, which is an activity that can be carried out by smaller companies for example, or landscape planting.

01:20:26:29 - 01:21:17:02

There are a range of activities as part of projects of this scale that can be carried out by smaller, more local businesses as opposed to bigger, larger contractors are typically appointed for these nationally significant projects. So part of the functioning of the outlined skills and supply chain plan is about how the applicant goes about advertising those opportunities to provide smaller services, should I say, to the scheme and and how we can help smaller businesses comply with the sort of procurement process which sometimes can be what's puts people smaller businesses off putting themselves forward for this because obviously there's a degree of paperwork that needs to be completed and things you need to demonstrate in order to be part of a large construction team.

01:21:17:14 - 01:21:54:24

So if if needed we can come back to that point. I think in terms of the business compensation fund, sort of in principle, this project isn't any different from any other nationally significant infrastructure

project. And the statutory compensation regime that applies to all types of infrastructure projects whether those are road or rail schemes or energy generation projects is quite prescribed. There are various people who will suffer impacts who are entitled to claim compensation under the statutory regime.

01:21:54:29 - 01:22:03:00

That's primarily persons with an interest in land that's been affected by the scheme whether that's because they are the owner or

01:22:04:16 - 01:22:35:23

tenant of that land or they might have another proprietary interest such as a right of way or something like that across land. There is a regime that exists and I'm not proposing to go into detail about it but there's a regime that exists for those persons who suffer impacts either during construction or during the operation of the works. There is a separate regime for those people who are located outside of the area of works but suffer from physical factors during operations such as noise or emissions and they are entitled to compensation.

01:22:35:25 - 01:23:06:18

And then there is the regime under section one hundred fifty two of the Planning Act two thousand and eight which I'm referenced earlier where people where there is a defence to a nuisance claim but then they are entitled to claim compensation in specific limited circumstances. And applicant the is you know want to be very transparent here that the circumstances in which you can claim compensation are fairly limited and you would need to satisfy that criteria in order to be able to be successful in making a claim.

01:23:07:04 - 01:23:23:06

That is the regime that the government have in place for compensating people for the impacts of large scale infrastructure projects. There are a number of other mechanisms in the draft DCO. For example, if you article twelve five

01:23:24:29 - 01:23:34:00

includes payment of damage for losses due to your access to your property not being temporarily closed for vehicle

01:23:35:16 - 01:24:12:16

movements for example, use of private roads, damage if there's protected works to buildings, surveys, etcetera. So there are a range of compensatory measures that are provided for in the DCA for particular persons who are affected. But the reality is that for these projects there isn't the provision of compensation for other people who are happen to be affected by the maybe more the indirect impacts of a scheme. It's not provided for by statute. It's not provided for by policy. And is accepted that there will be impacts resulting for these large scale projects but the applicant

01:24:14:01 - 01:25:11:25

doesn't have any obligation under statute or policy to provide compensation. For that I'm not aware of any examples of any other DCO schemes providing this type of compensation that the council is requesting. There are a number of schemes that have had community benefit funds, which we've

obviously talked about previously, and lots of different types of initiatives that can be applied for through community benefit funds for different types of organisations. But we did have a quick look and we looked at some of the schemes that have potentially a much greater impact temporally in terms of the length of the construction projects such as nuclear power station projects or something like high speed rail projects and none of those projects provide a compensation package that as far as I'm aware that extends beyond those who would be entitled to compensation under the statutory regimes whether it's this or blight or whatever.

01:25:11:27 - 01:25:31:14

So there's distinct statutory regimes. But we couldn't find any examples. I can see Miss Winner has got her hand up there but obviously I think the council had been asked to maybe provide some examples but we're not aware of any examples being provided for. There are a number of schemes where that refer to

01:25:33:02 - 01:25:41:17

perhaps business compensation or that they have a business element to their title but when you look at the plans themselves they're not providing compensation for those individual businesses.

01:25:41:19 - 01:26:10:12

Miss Broderick I worked on Lower Thames Crossing on on the panel for that and there was a country park, I think it was in Gravesham, which ran as a business, where they had a cafe and so on, and it was a huge part of their revenue for maintaining the country park, and that was affected by the works for Lower Thames, and there was a compensation fund for that country park specifically for their loss of income. So you may want to have a look at at that.

01:26:12:12 - 01:26:23:27

That was examined through the examination. Whether the actual figure for the compensation is in the pub domain, it was under discussion as we were reaching the close of the examination. I can't remember

01:26:26:02 - 01:26:35:20

know what was ultimately agreed on that but there there would be something within that examination within your documents there that may assist. Claire Bodge of

01:26:35:22 - 01:27:27:10

the applicant. Yes we'll we'll have a look at that but I think in terms of general compensation for any businesses within a particular radius, we're not aware of that. Appreciate that it's not the answer that local businesses want to hear, but this is not something that promoters of these types of schemes have to compensate for and that's the regime we work within. The government is consulting on bringing in statutory measures so that persons affected by well at the moment electricity generation or electricity transmission schemes so over headlines looking at bringing in compensation or measures to give people some sort of local people to get have an element of benefit associated with these schemes but at the moment there isn't any statutory process for it.

01:27:28:04 - 01:27:31:05

No thank you. That's helpful. I'll go to the council please.

01:27:32:08 - 01:28:13:21

Isabel Bueno from Wiltshire Council. Note the applicant's comments on in relation to the statutory regime although sort of the specific question that's being raised here is whether or not there's a justification for making additional provision outside statutory the regime in light of scheme specific effects. To some extent the statutory regime doesn't take us any further forward. Just to add to the list of potential examples to look at, I believe that Sizwell C in the deed of obligation has a business support fund not framed by reference to compensation but in terms of allowing businesses to make

01:28:15:20 - 01:28:46:06

adaptions to their business practices to enable them to continue to operate alongside the project. And it might be that that sort of mechanism would tie in with some of the comments we heard earlier today from some of the equine businesses in terms of them feeling as though that the mitigation proposal sort of put onto them is for them to find a way to adapt during the construction phase. And it might be that there's cost associated with doing that in terms of moving horses to external facilities elsewhere.

01:28:46:18 - 01:28:50:02

That's the only other example I wanted to raise at this stage.

01:28:50:28 - 01:28:51:29

Stop playing down.

01:28:54:19 - 01:29:43:01

Thank you, sir. Danica South of stop line down. Agree with what the councillor's just said. I it would be useful if the applicant could be clear on what its objection is. I don't think it was been suggesting that there is some form of statutory exclusion as a result of the framework that does exist for the narrow circumstances in which we act and various other legislation provides for compensation. And I think it would help us to understand if the applicant is saying some aspect a of test for imposing this as essentially a requirement and the DCO is not met, it may be that they're just saying there is no harm, so there's nothing to compensate, or it may be that they're saying something else, like it's not necessary in planning terms, just thinking about the actual legal test for imposing this type of requirement.

01:29:43:17 - 01:30:15:22

My understanding of the council's position and the thing that would, it seems to me, mark this case out as unusual was the, what the council said is this is in response to a defective assessment by the applicant, which would mark this out compared to other schemes. And similarly we would say that significant effect to be missed in EIA terms. And when there is a significant effect, you can, as an examining authority, recommend to the Secretary of State lawfully that there be some kind of financial mitigation to that.

01:30:16:00 - 01:30:52:17

Now the answer to all this may be the applicant denies a significant effect, but that isn't a basis to refuse this compensation scheme if you conclude that there are significant effects. And I would submit, obviously it was my colleague who was picking these points up, it does seem to me pretty obvious there was a significant effect, for example on Grittleton House. And so having, there will be

no objection in planning terms, I would submit, to imposing a fund to address significant effects that you consider are there. And the reason why these may not exist elsewhere may simply be that most schemes don't identify significant effects that we are discussing.

01:30:53:18 - 01:31:04:21

But yes, it would be helpful to understand precisely what either legally or in policy terms the applicant is saying is the objection rather than just well if you look at the policies it doesn't seem to be there.

01:31:06:21 - 01:31:09:15

Yes, I'd be interested in the applicant's response to that please.

01:31:12:17 - 01:31:43:17

Claire project for the applicant. Mr Flynn has obviously set out the conclusions of the socioeconomic assessment that we've done based on the information that we have available and taking an objective approach to assessment. We do obviously take on board the comments and the concerns and the fears that have been expressed at today's hearing. But the applicant's position is that there isn't going to be a significant adverse effect. The mitigation that it's proposed it considers to be proportionate.

01:31:44:06 - 01:32:10:29

Those are all mitigation measures in terms of trying to minimise or reduce the impacts of the scheme in order to give clarity and certainty in terms of when works are going to be happening, where, those are all types of mitigation measures that the applicant considers are appropriate in planning terms to provide. The applicant's position is that it doesn't consider that there is any reason for a business compensation fund in this particular case.

01:32:12:22 - 01:32:20:29

The concerns being raised here are the same as concerns that are raised on all of the projects that we're involved in as well. Thank you.

01:32:21:01 - 01:32:23:02

No, thank you. Yes.

01:32:24:29 - 01:32:30:18

Figured that was your position given the recent evidence. Sorry, did the councillors, did you have your?

01:32:31:26 - 01:33:03:21

Thank you. Isabella Bueno for the council. Just then to pick up on question that that was a response to say that we share the stop line down's concerns then that the response from the applicant proceeds on the premise that there are no significant effects because their assessment work isn't deficient and will be accepted by the examining authority and the Secretary of State in due course, but still no in principle objection in the event that those conclusions are disagreed with. And that's the clarity.

01:33:03:23 - 01:33:12:12

That's the basis on which the council's putting forward its view. The significant effects haven't been ruled out. Therefore compensation scheme justified.

01:33:14:01 - 01:33:17:00

Thank you. Mr Kiselka, did you have anything to add?

01:33:17:02 - 01:33:49:29

Thank you, sir. Is a self stop line down, yes. I would agree with that. So my understanding of what the applicant has just said is there is a need basis reason for rejecting it, And so we would submit if you find that then there is on a reasonable worse case basis a significant economic effect in any stage of the development, that it's necessary in response to impose some form of compensation scheme and that should be provided for in some way in plans to make that a possibility for the Secretary of State to impose.

01:33:51:29 - 01:33:58:09

Okay, thank you. Does anyone else want to come in at this point? Please, Ms Ship, and can we have a microphone over please?

01:34:08:09 - 01:34:31:19

Thank you. Vanessa Ship, Gooderton House. Just a small point. I know we've looked at mitigation for Gooderton House and one of those is stopping work on a wedding day. But that still does not mitigate the problem because we're still going to see that compound so therefore I think there is a significant effect that isn't going to go away just by stopping work for that day.

01:34:35:03 - 01:34:40:19

Thank you. Think the applicant set out their position quite clearly, but if you want to come back to any point.

01:34:40:21 - 01:35:23:18

I think I'm very conscious of time and we've obviously got other agenda topic items to cover today. We'll come back in writing, but just to confirm, I wasn't saying that if the Secretary of State considered that the socioeconomic effects of the scheme were to be significant, that that would justify the imposition of a business compensation fund. That's not the applicant's position. The applicant considers that the mitigation measures it's put forward are proportionate in any event. I just wanted to be clear that I wasn't saying that should the Secretary of State be minded to disagree with the applicant's conclusions on the significant effects, the applicant's position is that that still wouldn't justify the imposition of a business compensation fund.

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We can put out reasoning in more detail on that in writing.

01:35:30:08 - 01:35:31:16

Thank you.

01:35:33:21 - 01:35:36:15

Does anyone want to come back before we move on? Okay.

01:35:38:27 - 01:35:42:01

Similar theme here, community facilities.

01:35:45:14 - 01:36:03:17

I'd like to explore something similar here of community facility compensation funds. What I mean by this, because I asked the question in our second round of recent questions, SE two point three. What I mean by this are those facilities that

01:36:05:13 - 01:36:16:09

they often do operate hand to mouth, they do often rely on a certain number of bookings, volunteers, etc. They're not commercial businesses and

01:36:17:27 - 01:36:30:23

any impact on bookings could well end up having an effect on the financial position as such that they can't keep the lights on. That's the sort of thing I'm thinking of here because community facilities, again we're thinking about village halls,

01:36:32:15 - 01:37:00:28

quite often the beating heart of communities. So I would like the applicant to set out their views with respect to a community facility fund for those facilities most directly impacted by works. And if indeed the answer is essentially the same as what you've set out for the business community, sorry, the business fund we discussed in the previous gender item, I'm quite content for you to say that because as you say time is marching on. So over to the applicant please.

01:37:01:22 - 01:37:31:19

Claire project for the applicant. Yes, in summary, that's the applicant's position that it has in light of the mitigation measures that are being put forward in the various management plans, the to impacts community facilities have been reduced as far as practicable and the applicant doesn't consider that it's appropriate or necessary for the applicant to provide a financial compensatory scheme to those facilities. Thank you.

01:37:35:02 - 01:37:38:08

Does the council have anything they wish to state on this matter?

01:37:42:01 - 01:38:11:10

Russell Prithworshire in some ways similar to the applicant and that our views are very similar to what we've laid out for the business compensation fund. But I would add that village halls, community facilities, they are the beating heart of the local area, the local village, local community, and any and again, as you rightly say, sir, their finances are incredibly stretched tight. Anything that's going to have an impact on their income is going to potentially

01:38:13:13 - 01:38:34:27

have an impact on the ability to continue operating, to reinvest in the village hall, the community facility, keep up with the infrastructure of that building. And so we feel that in a similar way to the Business Compensation Fund, a scheme should be put in place to support these facilities if needed.

01:38:37:12 - 01:38:42:27

Okay, thank you. Stop lying down. Do have anything you wish to add to community facilities question?

01:38:43:04 - 01:39:03:26

I'll stop lying down really just to add our support for council's proposal and to note that there's also if it was provided for would deal with some of the immunity effects as well. A lot of the public rights of way because many users may come to rely on a lot of the facilities which are being offered by some of these community hubs in place of their use of these prayers.

01:39:04:25 - 01:39:08:23

Okay. Thank you. Do you want to ask that question?

01:39:08:25 - 01:39:35:16

Yeah. I just want to ask the applicant if their intention is still to hold a community benefit fund because whilst they don't go play into the planning balance in other schemes, obviously, where community benefit fund funds exist. The likes of the community facilities can bid for funds for certain things to help their communities. I just wondered if that was still on the table for the applicant. Claire Project for the applicant.

01:39:35:18 - 01:39:49:08

Yes the scheme is committed providing a community benefit fund for solar projects, community benefit funds become available typically on on commissioning. So during operation they're not available during the construction phase.

01:39:51:08 - 01:40:22:09

Okay, thank you. Does anyone want to come back without raising any further points on community facilities? Think we've got a settled position from everybody on this point. Okay, thank you. Okay, I'm going to move on then to item Agenda three, Human Health. Now at deadline six, the examining authority received the response from NHS Bath and North East Somerset, Swindon and Wiltshire Integrated Care Board. Now I'm going to refer to that as the ICB because it's quite a mouthful otherwise.

01:40:22:26 - 01:40:24:12

So I'd like to

01:40:26:10 - 01:40:43:26

come to the applicant first. Do you want to briefly set out a response to the ICB's deadline six submission? I know you'll be submitting a written response, I'm sure, of deadline seven, but if you wanted to provide something briefly before the examining authority just now, that would be ideal. Thank you.

01:40:46:28 - 01:40:55:22

Mr Flynn for the applicant. Yes, I suppose this will be somewhat of a rebuttal to the ICP's comments.

01:40:58:25 - 01:41:15:15

So as the applicant team, we're happy and confident in the assessment that was undertaken in Chapter eighteen of the ES, which is Human Health, and that's APP seventy. We consider that it provides a comprehensive and proportionate population level assessment of

01:41:15:17 - 01:41:16:02

the scheme

01:41:16:04 - 01:41:31:02

and identifies what the likely significant effects to both physical and mental health are as a result of the scheme, both in a personal capacity and when considering community well-being.

01:41:32:29 - 01:41:38:05

We believe we've covered all of the points that have been raised by the ICB already through that assessment.

01:41:40:06 - 01:41:53:21

The assessment itself draws on the outcomes of the technical topics throughout the rest of the environmental statement to provide a single assessment piece covering all of the health receptors that we believe are relevant to the scheme.

01:41:56:13 - 01:42:07:00

It's likely that these were covered last week, so noise, air quality, transport, those kind of measures have all been brought together into the health assessment to provide that single piece.

01:42:10:07 - 01:42:34:29

We are confident the assessment outcomes are that there are no significant adverse effects to human health as a result of the mitigation measures that have been set out through the mitigation plans and secured by each of the relevant requirements in the DCO. We don't consider that a standalone, independently reviewed health impact assessment is either necessary or justified and necessarily would bring any more information to the table.

01:42:36:28 - 01:42:43:06

As you've mentioned, we are going to be responding in writing in full at deadline seven to the ICB.

01:42:44:26 - 01:43:19:07

And we do note that the ICB has been in conversation with Wiltshire Council's public health team since they published that but ahead these meetings. We understand that there is more information that they have now sort of become aware of, particularly in respect to the mitigation measures and the progress on discussions around the mutually liaison group that hopefully would reflect and give more confidence to the ICP on how the applicant is addressing human health concerns.

01:43:20:23 - 01:43:54:18

Thank you. I'll come to the council, please. Do you have a position to make on the ICB's comments? Heard there that from the applicant that the two parties, you and the ICB have been in discussions. Is there an updated position, please? I wonder whether Christine Young, who's been able to join online

from the ICB might be able to explain that position. Well, that's terrific if Ms Young is online if you could come in, and provide an update on the ICP's position,

01:44:01:22 - 01:44:07:12

Yes I can see a CY I'm guessing that's Ms Christine Young.

01:44:26:06 - 01:44:29:23

Yes. Could I ask case team to see if you can get in touch with

01:44:31:25 - 01:44:35:04

Ms Young there to try and bring her into the call?

01:44:36:29 - 01:44:55:29

On a different note, I have asked for the air conditioning to be switched on, but I'll be switched on after we have a break. The intention is to run through this agenda item, outline skills, supply chain and employment plan, those two act as done, have a respite and come back tackle and ecology.

01:45:01:19 - 01:45:03:21

The meeting I think.

01:45:05:07 - 01:45:06:13

That actually means this one.

01:45:11:07 - 01:45:17:12

The remainder of my questions do actually involve the ICB so I'm afraid I'm at a bit of an impasse.

01:45:17:14 - 01:45:22:20

Should we go on to the outline skills supply chain and then if Miss Young comes back on?

01:45:22:29 - 01:45:55:02

Okay we'll do that and in the meantime if K's team could try and contact her to see if she can come on to the meeting please. Okay so we'll jump on to three point two outline skills supply chain and employment plan. This is this is really something I'm just looking for a bit of a position from parties on this document and any suggestions for improvement, etcetera. So if I can come to the council first, please. Do you have any outstanding concerns regarding this document? And if so, could you outline them, please? And any suggested alterations?

01:45:57:21 - 01:46:30:22

Russell Frith, Wiltshire Council. Personally, no, don't have any outstanding issues. All I would say is that if the applicant needs any help with contacting local suppliers, we'd be more than happy to help them should this scheme go ahead. And to pick up on your point from last week, sir, you mentioned low carbon concrete. There is a company in Wiltshire that supplies a product called Concreting developed with the University of Manchester that uses thirty percent less concrete and is much stronger than normal concrete as well.

01:46:30:24 - 01:46:38:07

And we can certainly give you an introduction to that company if it was needed. That product is being used in infrastructure projects at the moment.

01:46:40:00 - 01:46:43:01

Very interesting. Thank you. Sorry, yes?

01:46:44:13 - 01:47:05:00

It's valid, Wiltshire Council. Just one small addition without referring back to the previous agenda item. The council's suggestion is that if the council's request for the compensation fund is picked up, an appropriate place for dealing with that could be through the employment skills management plan.

01:47:05:24 - 01:47:07:15

Okay, thank you.

01:47:09:00 - 01:47:12:09

I'll come to stop lying down please. Do you have any comments on

01:47:14:23 - 01:47:33:06

the plan? Sorry, silly run, I'll stop lying down. There are no proposed amendments to this plan. It's just to make the point which has already been made by yourself, sir, that the benefits of the employment might not necessarily be local here described because I believe it's still a twenty kilometer search radius which relied upon within this plan.

01:47:33:13 - 01:48:15:25

Yes, thank you. I mean, earlier in the examination I did ask the question about local benefits and etcetera and and how they were going to be how you're going to be put first, if you like, to try and encourage that. Can we put anywhere in there about to further liaison with the council about identifying local businesses. You said earlier you wanted to encourage engagement with local contractors for things like fencing, supply of concrete perhaps, and if there's something we can put into the scale supply chain and employment plan about just further liaison with the council so it's a bit more of a joined up approach?

01:48:23:10 - 01:48:58:07

Claire project the applicant. Yes we can look at doing that just as by way of example obviously on IGP's West Burton Solar Project which is the one we've been referring to that's proceeding to construction. That kind of engagement is going on with the council. In respect to that project. Obviously this is the outline plan, but the development of the final plan will obviously include more detailed measures as appropriate and whatever initiatives that are in place at that point in time. We'll just double check it isn't already in there, but we can definitely add something in terms of that engagement.

01:48:58:09 - 01:49:06:02

I think it's in somewhere in some of the delivery timescales, but we'll find that if it's not in there, then we can add some reference to that.

01:49:06:04 - 01:49:15:23

Terrific. Assume the council has no objection to to that. Terrific. We'll take that down as an action point. I've said if it's not in there already add something in. That's that's

01:49:15:25 - 01:49:18:02

It is in there. It's section six. Three.

01:49:18:04 - 01:49:18:19

Thank you.

01:49:21:04 - 01:49:21:23

Indeed,

01:49:23:04 - 01:49:24:27

save the action point. Okay.

01:49:27:26 - 01:49:33:28

Terrific. Okay, so does anyone have anything else they want to raise on the skills supply chain employment plan?

01:49:34:21 - 01:49:54:13

Sorry, it's silly around stop lying down. It's just to make the point in respect of what is local that again within this plan it's just an issue which stop lying down takes with it. The twenty kilometres relates all the way down the cable corridor as well. So again it is a very wide area which is being assessed.

01:49:54:15 - 01:50:28:22

No it is and that was the point I was getting at and apologies if I didn't make it clear enough but with the applicant trying to encourage local for what they can in terms of the projects, except fencing and things like that. Liaising with the council might help to provide that information of those businesses that are local and identify opportunities again for local. That's what I that's my expectation for the OSEP is to identify where possible benefits within the five kilometer local area, which I think the applicants picked up on.

01:50:29:04 - 01:50:35:07

So do we have Ms Christine Young on the phone, please, on the virtual?

01:50:37:02 - 01:50:43:24

We don't. I do know the case team has tried to get in touch and they've had no answer. To move this matter forward,

01:50:45:20 - 01:50:53:27

I'm sort of keen if there is an updated position, if the council is aware of it. If you're not, then we'll have to just move it to writing.

01:51:07:24 - 01:51:40:07

We've read the initial response so I'm looking for something beyond that, if there's an updated position beyond what the ICB have submitted. If it's something disappointingly has to be taken away and an

updated position has to be provided at deadline seven, what I would suggest is that there's a conversation, a settled position offline between the applicant, the ICB and the council on this point so that we are able to identify the points that remain outstanding because we are quite close close to of examination now.

01:51:41:18 - 01:51:51:11

No project for the applicant. Mr Throffer will just provide obviously there's been an exchange of email so he'll just give a little summary of what we understand the position to be.

01:51:53:07 - 01:52:04:03

We've been liaising with Ms Young. She explained to us that she's met with the public health team, which counsel, to understand a little bit more

01:52:05:23 - 01:52:42:12

about things. Ms Young didn't write the original submission, it was somebody else, so she's coming in to have this placed on her plate by the looks of it and she's just been picking up. She suggested to us that having spoken with the public health colleagues, that she's satisfied with their responses to the application from a health perspective. The ICB supports the proposal of community liaison role and the supports local community. We weren't anticipating further comments from her but that was from a few days ago so that position may have changed, that's our understanding of it.

01:52:43:08 - 01:52:56:21

Okay. Think to move this matter on, what I would suggest is that as an action point for the council for the ICB in their absence and the applicant would be just for like a

01:52:58:19 - 01:53:13:17

not a statement of common ground but a position statement on this point just so the examining authority can identify those areas that remain remain outstanding from the ICB's response. That that would be helpful for us to be able to settle this position.

01:53:15:09 - 01:53:18:00

Can I just I'll come to the council quite happy with that approach?

01:53:19:11 - 01:53:28:17

Isabel Boyni and Wiltshire Council, yes, and also just to confirm in the interim that our understanding corresponds with what the applicant is Okay, that's helped.

01:53:28:19 - 01:53:37:25

Thank you. A stop line down, in absence Ms Young right now, it's difficult to take this matter any further forward today, I'm afraid.

01:53:39:13 - 01:53:57:09

Sylvia, I'll stopline down, that seems right. Stopline Down would just reiterate the points already made within its appendix. I one of its rep one one eighty submission. Which broadly align with some of the points which the ICB have made. In terms of the health effects of the scheme.

01:54:00:27 - 01:54:05:26

Okay, thank you. I'll come to the applicant. Quite happy with that as an action point for deadline seven.

01:54:07:12 - 01:54:10:01

To the applicant, yes, we will try and get confirmation on that.

01:54:10:03 - 01:54:32:26

No, that's great. Thank you very much. Right, I propose now to finish up with item three and move on to item four but as promised we'll take a ten minute break to come back at four thirty five and we'll commence then with Ecology. We'll adjourn for ten minutes. Thank you.