



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Sea Link
Hearing:	Transcript of Open floor hearing 2 (OFH2) - Session 2 Part 1
Date:	11 November 2025

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

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

FULL TRANSCRIPT (with timecode)

00:00:07:28 - 00:00:09:20

Good evening, everyone, and welcome.

00:00:11:09 - 00:00:37:22

Can I just confirm that everyone can hear me clearly. Good. Um, can I also confirm the case team that the live streaming and recording the event has commenced? Okay. Thank you. It is now 5:30 p.m., and this open floor here in relation to the ceiling project has opened. Thank you for attending this hearing. My name is Steven Ranney. I am a planning inspector and a chartered town planner.

00:00:39:14 - 00:00:47:15

I am now going to ask my fellow panel members, who have also been appointed by the Secretary State to examine this project to introduce themselves.

00:00:50:00 - 00:00:50:24

Good evening.

00:00:55:29 - 00:01:01:12

Good evening. My name is Doctor Richard Hunt. I'm a planning inspector and a chartered environmentalist.

00:01:03:16 - 00:01:04:14

Good evening.

00:01:06:03 - 00:01:15:24

Good evening. My name is Sarah Holmes. I'm a planning inspector and a chartered civil engineer, and I've been appointed by the Secretary of State to be the lead member of this panel to examine this application.

00:01:16:28 - 00:01:21:28

Good evening. My name is Luke Regan. I'm a planning inspector and a chartered transport planner.

00:01:23:12 - 00:01:28:15

Good evening. My name is Nancy Thomas. I'm a planning inspector and a chartered town planner.

00:01:29:29 - 00:02:03:28

I can confirm that all the members of the examining authority have made a formal declaration of interests, and that there is no known conflict of interest with regard with regard to us examining this application. Together we constitute the examining authority or for this application. There are other colleagues from the planning inspectors for us today. For those who are present in the room, you may have already spoken or heard from Louise Haraway, who is the case manager for this project. Mrs.

Haraway, accompanied by one of our case managers, Amina Khan, and our case officer, Carolyn Allen.

00:02:04:08 - 00:02:19:14

For those who have joined us virtually, you'll have spoken to either Emma Smith or Hiroko, our case officers in the joining conference. Together, they are the case team for this project. And if you have any questions or queries. They should be your first point of contact.

00:02:22:04 - 00:02:52:21

Their contact details can be found at the top of any letter you have received from us, or on the project page of the National Infrastructure website. Before we consider the items on the agenda this morning, we need to deal with a few housekeeping matters. I will try to get through these as quickly as possible. Can everybody attend? And please make sure that your phones is switched off or turn on to silent? There are no fire tests planned for this evening. Should an alarm sound, it is an emergency and we will have to vacate the building.

00:02:52:25 - 00:03:32:00

Emergency exits a motel on the side of the building and in, um and through the doors also which you entered. The fire assembly point is in the lawn area outside. Look at that. That direction. If anyone needs assistance, can you please let the case team know? Toilet facilities, including disabled facilities, can be found in the foyer behind you. Um, as far as I'm aware, there is no request. Uh, no request has been made for any special measures or arrangements to enable participation in the meeting, such as needing to take a break for medical reasons or having to leave the event at any certain time.

00:03:32:07 - 00:03:36:22

If anybody does need a break or extra support later on, please let the case team know.

00:03:38:08 - 00:04:08:20

This event has been livestreamed and recorded our letter of 19th of September, which we will refer to as the rule six letter, explained that because we retain and publish the digital recordings, they form a public record to the general to which the general Data Protection Regulation, GDPR applies. The Planning Inspectorate publishes and retains recordings for a period of five years from the Secretary State's decision on the Development Consent Order.

00:04:08:22 - 00:04:42:07

So if you participate in the meeting, it's important that you and you understand that you'll be recorded and that you you consent to its retention and publication of the digital recording. We are aware of a number of people who have let us know they do not wish to be filmed. The audiovisual team are aware of this, and those people have been seated in a location which is not covered by the cameras. This will also be taken into account for those speaking in the hearing. Does anybody intend to film or record the meeting?

00:04:44:14 - 00:04:48:08

Oh, do we have any members of the press in attendance?

00:04:54:15 - 00:05:34:12

You will only ever ask for information to be placed on the public record. That is important and relevant to the planning decision to avoid the need to edit the digital recordings. What we would ask is that you try your best not to add information to the public record that you would normally wish to be kept private or confidential, such as your address, um, details of financial circumstances, details of medical conditions, that sort of thing. If you do feel the need to refer to something that is private or confidential. Could you please discuss this with the case team first to explore whether this could be submitted in writing and redacted? Does anybody have any questions with regard to this matter?

00:05:36:25 - 00:05:37:17

Yes, please.

00:05:54:07 - 00:05:56:07

Okay. Thank you very much. Thanks. Let us know.

00:06:00:23 - 00:06:45:24

Okay. Uh, for those attending virtually, can I repeat the request made in the arrangement conference that to minimize background noise, you make sure your phone is switched off or turn off the silent, and you stay muted with your camera off unless you are speaking. I would also ask that if you want to speak, you switch your camera on and either use the raise hand function in teams or ask to speak at the appropriate time. Uh, can I also remind people that the chat function on teams will not work? So please do not try to use this to ask any questions or to make any comments for those people watching the live stream, should we at any point adjourn proceedings this evening, we will have to stop the live stream to give us a clear recording files.

00:06:45:26 - 00:07:18:18

As a result, at the point at which we start the meeting and the live stream, you will need to refresh your browser page. We will remind you of this again. Should we need to adjourn. I just want to say a little bit about conduct at the hearing. We understand that people have strong feelings about the proposed development, but it's important to recognize that we have a process to follow. We therefore ask for good manners and respect to be shown to each other throughout this hearing. As such, we want everyone to have an opportunity to speak.

00:07:18:20 - 00:07:57:09

We don't. Please don't talk over anyone when they are speaking. Additionally, we ask for no clapping, cheering, or booing as we need to hear what people are saying. So please be polite to each other and as everyone deserves the same level of respect, even if you don't share the same views. We also understand that people may feel nervous having to public speak. Please be reassured that we understand this, and if you stumble over your words or feel you need to repeat something that really isn't a problem. Are there any other comments in the room or online about what I've just said?

00:07:59:12 - 00:08:36:23

Okay. Thank you. Uh, this hearing, uh, which is a bit over three sessions, will generally follow the agenda, which was published on the project page of the National Infrastructure website on 24th October this year. A copy of this can be found in the exam library reference EV 4001. Now on to item two of the agenda. The purpose of the open floor hearing, um, normally open floor hearings are held

at the request of interested parties. However, we've called this open floor hearing because we want to hear firsthand from interested parties your thoughts at this very early stage of the examination.

00:08:37:22 - 00:09:08:21

It will also help us to form a view about what we want to discuss in more detail at later issue specific hearings, and also in our written questions. We are familiar with the representations. So when you speak, you don't need to repeat those at length. What we are seeking is for you to provide further detail or evidence to help us understand these issues, to make best use of the time, and while not wishing to limit contributions. It would be of great assistance if points were not repeated.

00:09:09:21 - 00:09:35:00

You can rest assured that we will have understood the points made first time. We are aware that the applicant is attending this evening. We will ask the applicant to respond to everything they've heard through all the open floor here in sessions, in writing. It is not the purpose of this hearing to enable the applicant to make their case. So thank you. I'll now hand over to Mr. Regan for item three of the agenda.

00:09:38:09 - 00:09:58:04

Due to the numbers of people who wish to speak at this open floor hearing, you'll have seen from the agenda that we've split the hearing into three sessions, with the next and final session starting at 10 a.m. tomorrow morning. It's our intention to hear from interested parties who are pre-registered to speak and who are listed in the agenda for this hearing.

00:10:01:22 - 00:10:34:09

Afterwards, should time permits, we will hear from any interested party who has not pre-registered, but who wishes to speak and any other persons or non interested party who wishes to speak. However, if time is tight, this will be at the discretion of the examining authority. If time is not available during these open floor hearing sessions, then parties can request a further open floor hearing during our later stages of hearings, and we are happy to hold a further open floor hearing should we need to do so.

00:10:36:21 - 00:11:07:24

Due to the number of parties wishing to speak. We've set a time limit per person and we have agreed a maximum of six minutes for those representing groups, which includes membership organizations, clubs and societies, and three minutes for individuals. When you are speaking, please take into account the amount of time remaining shown on the monitor at the front and for those attending virtually, I will let you know verbally when you have one minute left.

00:11:07:26 - 00:11:43:10

Please do try and finish in your allocated time, as we want to ensure that everybody has the opportunity to be heard. Um, also, we won't be asking any questions once you've spoken, but please do be assured if we do have any questions for you, we will be sending them to you in writing following this event. Um, at this point, please, could I ask the applicants to display the speaking list for this particular session? Thank you. And if you could zoom in, please, so that we can just see the width of the page so everyone can make out their names, please.

00:11:47:00 - 00:12:19:27

Thank you. So the order in which you'll be invited to speak will follow the agenda we are now displaying. We will ask people to come forward to the table at up to five people at a time. However, if you have any mobility issues or do not wish to come to the front of the room, please raise your hand and we can bring a microphone out to you. Although some of the speakers in each group of 5th May be attending virtually, we will still ask you to speak in turn based on the time allocated to you as shown in the agenda.

00:12:20:18 - 00:12:53:20

When we have heard from all five, you're welcome to return to the general seating area and we'll call the next group of up to five forward. Once you've returned to the general seating area, please do feel free to depart the venue if you wish, but please do so quietly for the purposes of the video recording and respect to those still speaking, it would assist us if written summaries of anything that you say are submitted by deadline one which at the moment is programmed for the 26th of November.

00:12:54:09 - 00:13:27:20

These can include any additional points or further detail that you wish to make, but were unable to do so today because of matters including time constraints. Please be reassured that when coming to our conclusions, we will give equal weight to both oral and written submissions. So there is no disadvantage to not having presented something orally here today. Firstly, please may I check whether the list currently displayed is everybody who has registered to speak in this session? Thank you.

00:13:31:14 - 00:13:46:01

I'm not seeing any raised hands. I'm seeing nodded hands and nodded heads, which is helpful. Thank you. And I'm not seeing any hands on line. Um, does anyone have any questions, uh, specifically related to the speaking process.

00:13:47:24 - 00:13:49:19

Yes. Gentlemen, please.

00:13:53:22 - 00:13:55:03

Okay. Um.

00:13:58:00 - 00:14:10:07

I'm just going to say there was some last minute changes. Um, which, um, we've changed on our list. Um, so that's a little bit out of date, but, um. Yeah. Mr. Pryor, is it? Yeah. You're going to be first. Yes.

00:14:10:16 - 00:14:27:10

Okay. Thank you. Um, okay. And are there any questions online with regards to the speaking process before we move on? I'm not seeing any hands. Okay. So moving on to agenda item four and I'll hand back over to Mr. Rennie. Thank you.

00:14:28:16 - 00:14:59:24

So I'm now going to invite those listed in the agenda to speak. Um, when I read out your name, if you are in the room, please come to the table at the front. Um. And if online, please turn your camera on. Uh, when it is your turn to speak, uh, please turn on the microphone, which is the button in the center. Uh, for those in the room. And start by introducing yourself and, if relevant, who you're representing.

A timer will be displayed in the room, and Mr. Regan will let you know those online know if when they have a minute remaining.

00:15:00:00 - 00:15:34:14

And can I just remind you again, not to supply any personal details when speaking here today, for example, not to state your home address, your age, or any medical conditions you may have. If you feel that you need to supply this information to us, please talk with the case team about this, how this can be done without going on the public record. So the first five well, the first group of people I've got to come forward are, um, Gerald Pryor, Julie Wilson, Gareth Craddock and Kerry Sabin Dawson.

00:15:48:24 - 00:15:52:06

It doesn't need to be know. As long as there's a microphone, that's fine. So.

00:16:00:09 - 00:16:11:24

This one online as well. So if you start off with gel prior you have three minutes. Um, and you want to start.

00:16:14:17 - 00:16:19:20

Because you're sorry. Because you press the microphone button so that it turns red. Thank you.

00:16:19:22 - 00:17:01:00

Oh I see. Good evening. Panel. My name is Gerald Pryor. I'm an ordinary concerned person. I'm retired, and I love nature. I'm a seascape and landscape painter and a birdwatcher, so I spend most of my time outdoors. I'm very fortunate to have a home which overlooks Pequot Bay, and I regularly visit the Pebble Bay Nature Reserve and the former hover port, which has been left to return to nature over the last 40 or so years and has turned a former environmental disaster and commercial area into a natural wild space with access over degraded tarmac and concrete all the way to the water's edge.

00:17:01:02 - 00:17:36:24

So it's become an important resource for those people with wheels or wheelchairs. It's National Grid's intent to take over this site and discontinue its use by the general public to bring an off shore cable onto the land, and to tunnel to a massive converter station over ten storeys high. They propose to build in the middle of the marshes, which will become an eyesore in itself and is out of character with the area a wild marsh. Up until now, this project has not been designed to give us cheaper electricity, but it's an expansion in network capacity.

00:17:37:02 - 00:18:14:13

In my opinion, this project is not really needed, but is being foisted upon us so they can make more profit. Currently, the UK has the most expensive electricity in Europe, but this company regularly posts many millions of pounds profit. This project will allow them to make even more. Once distributed, sorry, once disturbed and developed, our natural environment will be changed in ways that cannot be foreseen. And even if remedial measures are enforced, to reinstate what has been dug up and tunnelled through nature will struggle to return to its former glorious state.

00:18:14:29 - 00:18:49:22

Britain is one of the most nature depleted countries in Europe, and Peg will be one of the least disturbed areas in Kent. There are many species of endangered and rare birds that live in the Pequot Bay area, as well as seals that use the mudflats and wild ponies that live in the nature reserve. If this company were to invest into being more innovative and careful in their approach. They could come up with a solution that would not destroy our nature and allow the increased capacity of offshore wind to reach the businesses and industries that need it most.

00:18:49:24 - 00:19:22:15

I think mostly in the London area are not in rural Kent. There's an alternative site in the Isle of Grain which has not been fully explored and consulted. As the Pequot Bay site is the cheapest option, the best for their bottom line and is the priority and favorite, allowing an easier route to the profits that can be made by selling electricity to a Europe as it is. They are willing to ride roughshod over the protective measures seemingly already in place, and cause massive harm to the nature that's left and struggling to survive here.

00:19:22:17 - 00:19:32:17

I urge the panel to deny permission for this development, and for them to be compelled to explore further the use of the Isle of Grain to achieve their expansion.

00:19:33:13 - 00:19:40:28

Thank you. Thank you very much. If you could turn your microphone off when you've finished that. Thank you. Yeah. Thank you.

00:19:42:18 - 00:19:47:03

And now for a I think online Julie Wilson.

00:19:48:12 - 00:19:49:22

Good evening. Can you hear me.

00:19:51:08 - 00:19:52:11

Yes I can hear you. Sorry.

00:19:52:17 - 00:19:53:23

Right. Can you hear me?

00:19:53:26 - 00:19:54:15

Yes.

00:19:54:17 - 00:20:27:06

Yes. Okay. That's it. But I don't wish to use the camera. Thank you, but I am Julie Wilson. I'm representing myself. Um, it seems fitting to me that this hearing is on the 11th day. The 11th month. We need a permanent armistice where the need for energy, even green energy in this case, meets the need for environmental protection. Many speakers will be much better qualified than I am, and have expertise in some of the core areas of concern in this application, such as flooding and drainage of the marshes.

00:20:27:24 - 00:21:07:18

I speak as a long standing resident and present my personal concerns as someone who has always tried to look after the local Environment. I know that planning policy does not specifically require consideration of the cumulative effect of various developments in a locality, but it is this impact which is key. Thanet has intensive residential and industrial building programs underway, many of which are on best and most versatile land. These developments are in an area which already has poor access to green space per person and already has very limited tree cover, less than 20%, and wooded areas.

00:21:08:12 - 00:21:40:00

Minster Marshes and Penguin Bay are two of the only remaining areas which provide free access to natural, largely undisturbed and unmanaged environments where the sterile and sanitised amelioration programmes of new building developments have not reached. They are unique areas, as is recognised by the designation of protected sites. Such protection should not be asked to give way to other pressures and convenience. We need more woodland, hedgerows and natural habitats, not less.

00:21:41:12 - 00:21:49:28

Both spaces are vital to the well-being of flora and fauna, but also to human life. Its proximity to the sea provides added thinking.

00:21:50:00 - 00:21:51:20

One minute remaining. Thank you.

00:21:51:24 - 00:22:25:08

He's noted a variety of rare birds, several of which are endangered, and the disturbance of construction work and traffic movement create would be a huge problem to their continued existence. Salt marshes shrinking generally and human disturbance is a large part of that. Kent Wildlife Trust talks of 200 threatened and endangered species in Kent, 80% of water in poor condition. But these two sites make a connected network a living system that sustains us all. And that is why Pequot Bay has been awarded a green flag.

00:22:25:26 - 00:22:58:13

They are also community assets and amenities where we can be free to roam and explore, but which also become meeting spaces for walkers and groups. The damage of the building. Its construction phase would be massive in both environments, restrictive of rights of way, and would impact on local business. The long term impact of light, noise and air pollution, loss of habitat, and the visual blight of Europe's largest converter and its pylons on the flat landscape of the marshes. Unacceptable. I fear that where this application to be accepted, we would be creating an albatross around our necks.

00:22:58:21 - 00:22:59:15

Thank you.

00:23:00:09 - 00:23:06:25

Thank you very much. And now, if we move on to Gareth Craddock.

00:23:07:13 - 00:23:49:19

Hello, guys. I'm a local teacher and writer. First of all, I wanted to state that the UK has nearly 8000 miles of coastline. It's not infinite, but for a small country, that's a vast amount. It's almost double that of India. Can itself has hundreds of miles of coastline, which is one of the reasons why I find it perverse that this this site is being located here. I'm not objecting to the project per se. We need clean electricity And there is much that is knowable about Sealink. Why then in the project otherwise so well thought out? Have you chosen to locate this plant in such a special location? And why are you choosing to ruin not just one, but two areas that can never, ever be replaced? I'm going to repeat.

00:23:49:21 - 00:24:20:25

I know we were told not to repeat things, but I feel like it needs to be repeated. Kent has hundreds and hundreds of miles of coastline. Why is this coming here? The creation of green energy is welcome in Kent. The destruction of pristine marshland environment is distinctly unwelcome. Why on earth would you choose to cite 22 football pitch sizes of industry here, of all places. Now, I grew up in Ramsgate. My father worked on the airport for 7 or 8 years back when I was a kid. As much as people romanticize the hover port these days. The area was a complete mess.

00:24:20:27 - 00:24:52:12

It was a dystopian, barren wasteland. When the hovercraft returned home, you could hear it from Ramsgate town centre. The sound was deafening, even from miles and miles away. No children ever played at that port. Not one single owl ever flew there. Well, today the difference could not be starker. 40 years of painstaking regeneration has turned that port into a utopia for both children and for wildlife. And you're going to put electric cables for it. You're going to. You're going to electrify the whole area. As for Minster, I teach at the foot of the Minster Marshes.

00:24:52:14 - 00:25:25:06

I teach at Great Oaks Small School. My school, like the rest of the surrounding area, benefits from the huge natural dividend that the marshland pays out. Harriers, Hawks. Marsh frogs. Barn owls. My students have seen and heard them all. And you're going to electrify that as well. And not only that, but build a 28 meter tall tower on top of it. Now we teach our students about the Norman Towers that used to instill fear into this actual into the same region. We rejoice that those times are over. But are they over? Because it appears that ceiling is bringing them back.

00:25:25:17 - 00:25:54:26

Now, I mentioned earlier on that my children, my students see and hear wildlife. Well, in fact, they hear everything. For now, though, there is something else we teach all of our children. And that is not to vandalize. Well, clearly that's the lesson that ceiling needs to abide by as well. I'm going to I know we were told at the start not to repeat, but I'm going to repeat that fact again. We have no shortage of coastline, but we do have only one peg. Well Bay and only one Minster marshes. Build this project somewhere more sensible.

00:25:57:25 - 00:26:02:03

Hey. Thank you. Um, can I now go to Kerry Sabin Dawson?

00:26:03:15 - 00:26:16:06

My name is Kerry Sabin Dawson, and I'm extremely concerned about National Grid proposal for Sealink. I'm very much in favour of green energy, but paying with an extremely diverse habitat is not green. As a member of the local.

00:26:16:11 - 00:26:23:20

Just one second, the the timer just hasn't worked there. Could we reach at the time, please? Three minutes. There we go. Thank you. There we go.

00:26:23:22 - 00:26:24:19

Shall we start again? Then?

00:26:24:23 - 00:26:27:02

You can just carry on from there. That's fine. You get six seconds.

00:26:27:12 - 00:26:59:02

As a member of the local RSPB group. I'm extremely concerned about the 36 IUCN red listed species, which either breed in or regularly use this area. Turtle doves, nightingales, yellow hammers, golden plovers, marsh harriers, European eels, water bowls to name just a few. This area is vital for migrating birds, for whom this is often a life saver. Stop off losing this food source and resting area, as well as having to navigate and increase in pylons at varying heights, will be a big loss for these birds.

00:26:59:08 - 00:27:30:16

We all know that light pollution plays a significant part in the decrease of our wildlife, particularly impacting migrating birds. What would be done to limit this impact? Moreover, increasing noise pollution in an already industrialised area would negatively impact birds such as nightingales already struggling to find a mate with the increasing noise. Please consider the cumulative impact of placing this proposed converter station adjacent to a site which has already been negatively impacted by battery storage.

00:27:30:18 - 00:28:04:12

Sewage works and solar farms in the immediate vicinity. One small field for golden plovers stuck between all of these industrial sites cannot be considered appropriate mitigation. Also, how will the sewage works expand to serve the significantly increased housing in this area? If National Grid uses this site, there will be no room for any expansion. A huge the huge increase of hard surface proposed for this converter station was significantly increased the flood risk in an area which is already projected to be underwater by 2030.

00:28:04:19 - 00:28:43:10

As marshland, it is of course, regularly flooded the runoff from these hard surfaces, which will be polluted from contaminated hard core rubble as as it flows directly into the Stour River. And our marine conservation area in Pago Bay will be devastating. I would like to know what the carbon footprint for this project is. I have not seen any estimated carbon impact in the hundreds of documents that have been sent by National Grid, although I must confess that I've not read every word. Furthermore, please consider the impact of a huge and unattractive converter station visible for many surrounding miles on this holiday area.

00:28:43:13 - 00:29:20:10

Tourism is a vital employer in this deprived area area. Moreover, the significant loss of valuable farmland must be considered with an increasing population and many fields already covered in housing. The Garden of England will be closed forever. I therefore implore the examining authority to request that National Grid go back to their initial list of potential sites, and find where there would be a smaller, negative impact on our natural world. On behalf of all of the wildlife that will be slaughtered or made homeless by this proposal, I beg you to rethink Sealink.

00:29:21:13 - 00:29:32:25

Thank you very much. Thank you to that group of speakers. If I call for the next few, it's, uh, Pippa Severn, Linda Stiles and Lindsey Harris.

00:29:38:17 - 00:29:39:10

Okay.

00:29:53:03 - 00:29:57:22

Okay. Thank you. First of all, I've got here Pippa Southern.

00:29:59:27 - 00:30:01:17

You got three minutes. Is that.

00:30:01:19 - 00:30:36:26

Okay? Can you hear me? Yeah. I'm Pippa Thorne, a farmer within the order limits to avoid duplicating the eloquent concerns on wildlife and strategy, I'm focusing on the marshes and our farms. The converter station is proposed to sit on a former sea channel, the once in which silted up in the Roman times. As you can imagine, the soil is soft alluvial clay. It has a one meter crust on the top and is often described as blancmange underneath. It has high risk of groundwater flooding and sits between two tidal rivers.

00:30:37:04 - 00:31:11:15

With extreme weather events, heavy downpours and droughts. The soil shrinks and swells, causing extreme volume shifts. It reveals deep cracks in drought and sticky and sinking on the surface when it's wet. This destabilizes all construction. An example is the now destroyed Richborough Power Station, built by respected engineers in the 60s on Fermor. Marsh to the west, was raised on 290,000 tons of colliery shale and reinforced with concrete piles.

00:31:11:18 - 00:31:42:28

It subsided just six years later. The dual carriageway you may have taken here, the A2 99, now undulates like a roller coaster. that's also built on clay soil. Our farmland is equally vulnerable. Planning documents reference soil guidelines and risk assessments, but they're irrelevant to Mars soil. It requires a unique treatment and a clay soil specialist. Current national grid.

00:31:43:00 - 00:32:12:29

Ground surveys with vehicles traveling in wet conditions have triggered trap collapses and flooding that run off now into the fields and run off into the Minster stream. This is risking aquatic life and contamination of our reservoirs. We have not had a risk assessment on our reservoirs, and it supports

800 tons of fresh produce annually. On the march we use minimum tillage, i.e. we don't plow those fields. This is to protect the soil.

00:32:13:04 - 00:32:45:06

It took ten years for the soil to consolidate and revive it. It was a slow process and we had a yield loss along the way. It's now a healthy soil, capturing carbon that will be lost when construction vehicles drive through a growing crop. We're compensated for the crop loss just in that track, but the soil repair takes years to follow. We know this from the Nimmo link. It took five years to get soil repaired with National Grid, and we still have ongoing issues.

00:32:45:08 - 00:33:20:04

And that is minor, minor and minor in comparison to what's happening now. Documents claim discussions on land reinstatement with farmers. I can confirm I have not had one conversation on land reinstatement. Farms aren't even listed as affected businesses and we had to fight for an agricultural survey, as it was presumed a desktop study would be just good enough. However, it's completely inaccurate. A survey is necessary to establish a baseline for soil reinstatement at the end of this project, if that's ever possible.

00:33:20:21 - 00:33:29:15

Our environmental schemes have been missed off all planning maps. They've got no arrests, no risk assessments or mitigation. The most concerning.

00:33:29:17 - 00:33:36:18

Is just the three minutes there. Um, if you've got anything more you can submit in writing to us. Yeah.

00:33:38:01 - 00:33:56:10

So if you if you have got lands within the order limits and you were affected by any compulsory acquisition, please do ask to speak a compulsory acquisition hearing so we can hear from you in more detail about the issues and the the concerns that you have. So please do register to speak at one of those. Thank you.

00:33:58:12 - 00:34:05:07

Thank you for that. Um, and now Linda Stiles. So a few minutes.

00:34:05:09 - 00:34:06:26

Ago on behalf of Linda.

00:34:07:10 - 00:34:08:03

Thank you.

00:34:08:18 - 00:34:50:08

I'm a long term resident of Ramsgate, and I walk in the Peggy Bay and areas around Minster Marshes all the time. It contributes a great deal to my physical and mental wellbeing. These areas are, amongst other things, part of the Sandwich and Penguin Bay Nature Reserves and triple S II listed and therefore supposed to be protected. The sites are hugely important to a variety of wildlife, including a thriving seal colony and migrating birds, including over 30 red listed birds. The proposed

development means a loss of one of the few remaining green areas in Thanet, which have been depleted by major housing developments and the loss of huge amounts of hedgerow and marginal habitats where these have been built over farmland.

00:34:50:10 - 00:35:21:02

There will be no access to the Penguin Bay Area and Coastal Path during four years of construction, which will also impact on local businesses and the wellbeing of residents. With all the infrastructure being planned, the Weatherley sewage plant will be unable to expand to cope with the future developments. The massive ten storey converter station that is planned will be a huge eyesore in a flat rural area. Not to mention the light pollution and extra pylons being added. A risk to bird life. There are other options for National Grid.

00:35:21:04 - 00:35:33:20

Minster Marshes and Bagwell Bay were chosen because they were the cheapest options. Making profits should not come at the expense of devastating our precious depleted wildlife and green spaces. Many thanks. Linda Stiles.

00:35:35:15 - 00:35:36:11

Thank you.

00:35:38:03 - 00:35:41:24

And then we've got Lindsey Harris.

00:35:44:29 - 00:35:46:01

Thank you a few minutes.

00:35:47:06 - 00:35:48:23

My name is Lindsey Harris, and.

00:35:48:25 - 00:36:22:02

I'm speaking this evening as an individual to explain from a personal perspective the impact the proposal will have on me as a local resident. I live in Ramsgate, and I have lived here for most of my life, and I work in sandwich. I travel to work and back each day by bicycle, which takes about half an hour each way, and the route follows Cliffs End, the old hover Port, Pedro Bay and the adjoining nature reserve. Commuting by bicycle is a beautiful way to bookend my day to spend time outside and in nature and also see and also get some exercise.

00:36:23:01 - 00:36:55:19

I see ducks and geese, owls, woodpeckers, all kinds of bird life. The route is full of nature and you can see that the wildlife is really thriving. It's also a peaceful route. And importantly for me as a cyclist, it's safe. There isn't too much traffic and there are shared pathways which are away from the road. If the applicant is successful, there is no doubt that this peaceful cycle route will be impacted. The project is predicted to take a minimum of four years to build.

00:36:55:25 - 00:37:27:01

In that time, what will the impact be? Will the pathways stay open? Will they be safe? Will cyclists be forced to share road space with vehicles? Construction lorries and workers will inevitably mean more traffic on the roads. There will be dust and air pollution, which isn't easily avoidable when you're on a bike. And it has already got worse since the opportunity to register as an interested party closed.

00:37:27:03 - 00:37:45:21

The applicant has announced that they plan to compulsorily purchase the vast majority of the former hover port as their core location to construct, operate and maintain their planned Sealink pipeline. This can only mean even more traffic, even more dust, and even more impact on the route.

00:37:47:06 - 00:38:20:27

Peggy Bay is a popular place for us to walk and spend time. It's a peaceful place with wide skies, beautiful views and stunning sunsets. It's also a haven for bird life. And when the tide is out and you can walk across the bay, you can hear the birds calling to each other and you can see them gathering and flying. A beauty spot like this would be an asset wherever it were located, but it is particularly precious to us in Thanet because the truth is, we live in a densely populated area with a recognized lack of green space.

00:38:21:24 - 00:38:44:27

Planet has a lower per capita green space than other areas, and it is being further eroded by vast new housing developments built on greenfield sites. The impact of the proposed development would be huge for us as we face losing a precious resource for our well-being. Exercise time in nature and quality of life. Thank you.

00:38:47:15 - 00:39:06:29

Thank you very much. Thank you to this group of speakers. Thank you very much. Um, the next group I have is Nicola Dias. Um, Karen Mackenzie. Terry. Okay. And Isabella Sabin Dawson. I believe, Miss Dias, if you wanted to stay at your seat.

00:39:10:29 - 00:39:11:21

Okay.

00:39:24:00 - 00:39:31:09

Hey, welcome to all of you. And, uh, first of all, I've, uh, it's, um, Nicola Dyas. You have three minutes.

00:39:32:17 - 00:40:15:18

Thank you. My name is Nicola Dyas. I'm a local farmer. Uh, the importance of the proposed Sealink project site to the environment, local communities and agricultural businesses is immeasurable and cannot be understated. The proposed development will form an unnatural barrier of electrical infrastructure, plus noise and light pollution across the main route. For birds migrating to and from Africa and Europe, the area cannot be considered in isolation as it forms part of a much larger system of interconnected marshes with biodiverse wildlife habitat, not only supporting the migrating birds such as honey buzzards, ospreys and turtle doves, but others threatened species such as eels, waterfalls and beavers.

00:40:16:04 - 00:40:48:16

The water levels of all these marshes are controlled by the main drainage channel called the Minster Stream, which flows past the proposed site to a tidal flap at the Kingfisher Sluice. This fresh water is used for irrigation by all the agricultural businesses spread across the marshes. Any pollution caused by National Grid, especially during the proposed pile driving, which will disturb historic sedimentary layers of salt, will be catastrophic to all the businesses and the local environment.

00:40:49:03 - 00:41:19:29

The surface water runoff and the size of this proposed development will be significant. And although National Grid, in their planning applications, have said that the area isn't at risk from flooding. This isn't correct as the area suffers from pluvial flooding every year, and they even contradict themselves as they propose to raise the whole site by two metres Emitters,, so protecting their infrastructure but increasing the risk of flooding to the neighbouring villages and businesses, which is illegal under planning law.

00:41:20:20 - 00:41:53:14

This is not only a problem for now, but especially in the future, with climate change causing higher rainfall events and sea level rise. Unfortunately, we have seen from past experience with National Grid and its contractors, as during the Richborough Connection project, that they have no regard for the environment, the wildlife it contains or the farms trying to make a living from the land they polluted the watercourses, destroy drainage infrastructure and soil structure, which is still trying to be rectified to this day.

00:41:53:26 - 00:42:34:05

Even the death of hundreds of swans hitting their cables was ignored until it was reported in the national press with the headlines The Killing Fields of Thanet. National grid maintained that this is the only site available. Even though there are other sites, with electrical connection infrastructure already in place and being brownfield sites away from local communities and without the important ecological sites. The closeness of the proposed site to Pebble Bay and the existing Belgium Nemo link means that National Grid can presumably export electricity to Europe, increasing their profits but not necessarily reducing British users electricity bills.

00:42:34:17 - 00:42:46:27

The sad fact is that all these meetings are just national grid. Paying lip service to the planning procedure, while in reality they were already working on the site. Thank you.

00:42:48:02 - 00:42:52:10

Thank you. And now Karen Mackenzie.

00:42:55:11 - 00:43:25:22

Good evening, panel members. I'm speaking on behalf of Emma Tolley. I do not know the name of the suited and booted young guy who turned up in a flashy car to talk to me. National grid have never been anywhere near me, and they clearly don't even know my name. He left me a stack of paper. I just don't understand it. Karen helped me to write to you. I choose to live where I do because I can be in a peaceful area, live how I choose and not bother anyone.

00:43:25:27 - 00:43:57:04

I get on well with my neighbors, one of whom looks after my cat when I'm away. The lane is a dead end, so I'm not in anyone's way. Thanet District Council and or the county council might have the powers to evict me, but they haven't done so because I'm not bothering anyone. I keep the area clean and tidy, so I object to the grid using the road I live in as a construction road. This is where I live and I want a quiet life. They are just going to wreck it.

00:43:57:14 - 00:44:30:02

If the grid people were to try and evict me, they don't have the power to do so I don't think. And it would make me homeless. I have nowhere else to go. The council would have to find me another home. Not that I want one. Just leave me alone and take your blooming project somewhere else. Better still, just stop the project entirely. It's the wrong location for the wildlife. They will suffer more than me. They don't have a caravan, but like me, they have a quiet and peaceful home that is at risk from this.

00:44:30:12 - 00:44:31:06

Thank you.

00:44:32:24 - 00:44:37:09

Thank you. And you can also have three minutes representing yourself.

00:44:37:27 - 00:45:08:08

Thank you. We've had to review over 400 complex documents in which there are inconsistencies and gaps. Subsequently, another 63 documents landed and they were superseding others. So. Was the applicant really ready for this examination after four years? Also, the additional hover port consultation was only launched just last month and was not advertised to consultees or residents. The applicant doesn't seem to follow their own guidelines for site selection.

00:45:08:10 - 00:45:46:00

Even within the flexible Rochdale envelope approach, it was always known that this is on a marsh. It's not suitable land. It hasn't changed. I found news articles about the Richborough Power station build. The buildings couldn't be supported on the unstable ground and as my friend Pippa said six years later, Cegb had to underpin it with 2000 concrete pillars. This new project hasn't learned the lesson of history. Don't build on a marsh here. The applicant is retrofitting the site selection decision and this is also in advance of those strategic spatial energy land use framework.

00:45:46:02 - 00:46:21:21

It's cart before the horse. The energy market is also changing dramatically. I reference the select committee discussion of the 15th of October. Stop this juggernaut project before it becomes a second HS2 fiasco. The cavalier attitude we've witnessed lately from the applicant, staff and their agents is shocking. I've just read you Emma Tully's words. I informed her of her rights in this process, not the applicant. Other residents are being badly let down by their land agents, who have not kept them informed of opportunities to engage, preferring instead to deal direct with the applicant and keep them in the dark.

00:46:21:23 - 00:46:45:21

Local businesses have been treated with utter contempt. Workers engaged to do further investigations into the suitability of the ground have been left with nothing to do, because the applicant hasn't provided them with work plans. They've collapsed tracks beside the Minster stream and driven heavy vehicles across crops without mass. They really do not care about the damage they do or the wasted cost. And this is before the project has even started.

00:46:47:18 - 00:47:19:27

The applicant could reconsider the site selection in Kent to find acceptable locations either North Kent coast, nearer to Canterbury or through Dover to challenge, as KCC themselves have proposed. So I conclude, as many have said this is not a green energy product if it destroys the environment. It's flawed in its justification. Site selection, environment and geological assessments, consultations and pitiful mitigation propose we must not become a zone of sacrifice.

00:47:19:29 - 00:47:20:24

Thank you.

00:47:22:19 - 00:47:29:13

Thank you. Um. Sorry. Next we have, um. Terry. Okay.

00:47:34:21 - 00:48:08:04

Good evening. My name is Terry. Okay. Uh, let me begin by asking you a rhetorical question. Have you either seen or at least heard of Turtle Dove? I suspect I know the answer, and that's probably a no on both counts. If you have, then you're extremely lucky. Not seeing this bird is hardly surprising when statistics show 99% decline in the UK's breeding population between 1967 and 2023.

00:48:09:01 - 00:48:41:24

According to RSPB reports, there are only 2000 breeding pairs in the UK. The main obstacle to their recovery is available foraging and loss of breeding habitat. They prefer farmland with high, wide and thorny hedgerows and scrub. Minster marshes is one of the very last perfect remaining sites in that suits their needs. Unfortunately, National Grid are proposing to rip out these hedgerows and cover the area with concrete.

00:48:42:23 - 00:49:16:07

Some of the farmers on this marsh are involved in Operation Turtledove in an attempt to increase numbers, but this will come to nothing if this project goes ahead. You might ask, what's all the fuss about? We have plenty of birds, but do we? Within the UK between 2015 and 2020, 48% of species are declining in numbers and farmland. Birds have seen the most dramatic fall of 62% since 1970.

00:49:17:19 - 00:49:58:09

Despite other factors that contribute to their demise. The common denominator is the loss of loss of hedgerows and habitat. Sadly, the turtle dove is not alone in its struggle to to survive. 32% of red listed birds under threat have been identified as present on the marsh, and 46% from the amber list. They will all surely be a memory of this project goes ahead. And it's not only heralding disaster for the bird population, but for all the other species that live here, which I'm sure other speakers have told you about in the last hundred years.

00:49:58:11 - 00:50:35:16

We in the UK have lost approximately 90% of our wetlands. But despite covering only 3% of the landscape, it supports a 10th of our species. They are one of the most biodiverse habitats within our country. What sense does it make in our drive to green energy that we destroy the environment? You have the opportunity to protect this unique piece of land from development, and hopefully one day you or your children will be able to hear the call of the turtle dove.

00:50:35:18 - 00:50:36:11

Thank you.

00:50:38:25 - 00:50:44:06

Thank you very much. And now to Isabella Sabin Dawson.

00:50:45:23 - 00:50:47:22

Thank you. Three minutes again. Thank you.

00:50:47:24 - 00:51:24:14

My name is Isabella Sabin Dawson. I'm here to share my view that the proposed site for the National Grid converter station is unsuitable. And that's an alternative should be considered due to the negative impacts upon both people and wildlife. I have a degree in environmental social science, in which I spent four years studying the complexities of human wildlife coexistence. During this time, I learned that managing and resolving challenges like this proposal is reliant on balance, which applied to this case, would be a balance between the financial costs of generating green energy and the cost to local communities and the surrounding environment.

00:51:25:03 - 00:52:02:00

Unfortunately, in its current state, this proposal is no balance. Instead, we find ourselves facing the sheer exploitation of a vulnerable site that holds immense value for both people and wildlife. As you have heard already, many species rely on this precious wetland habitat, including 36 IUCN red listed species, and the proposed site is home to many other internationally important and rare plants and animals. The suggested mitigation is inadequate, especially considering the drastic impact the project will have on wildlife populations and the role of marshland habitat in carbon sequestration.

00:52:02:21 - 00:52:18:06

The impact for local communities will be no less dramatic than it is a very nature depleted area, and Pedro Bay is one of only a few accessible nature reserves allowing wheelchair users and those with limited mobility, access to coastal paths and bird heights.

00:52:19:24 - 00:52:54:29

Our connection with nature is already dwindling, and losing access to this nature haven would be detrimental to many who use this space for exercise, for relaxing in the peace of wild spaces, for social engagements, or even for work. The construction of the converter station would cause much disruption for local businesses that would damage income streams that many rely on to keep afloat throughout the year. Furthermore, groups such as the Wilder Wellbeing programs led by Kent Wildlife

Trust and the NHS Recovery College would be unable to use the site due to the closure of roads and footpaths, as well as noise pollution from construction and machinery.

00:52:55:22 - 00:53:27:03

I've seen the positive impact of these groups firsthand. Watching new mothers start programs, wanting their babies to experience nature, feeling anxious and isolated on arrival, and leaving with confidence, and a great group of new friends that continue to meet weekly at the cafe on site. Other programs have allowed people struggling with their mental or physical well-being to find coping mechanisms in the natural world, like the migratory birds that visit every year. Where will we go when our sanctuary is destroyed? What you're hearing today is far from NIMBYism.

00:53:27:05 - 00:53:45:24

It is the sound of a community crying out for help. We recognize and appreciate the need for green energy. We understand that it is the way forward, but what we cannot stand for is the mindless destruction of an invaluable sanctuary for both people and wildlife. Simply because it is the most financially viable option for National Grid. Thank you.

00:53:47:27 - 00:54:02:24

Thank you and thank you to the group of you. Um, if I now call the final few that I have on the list. Um, Craig Sollee, uh, online, Simon Amstutz and, uh, Steven Villette.

00:54:17:26 - 00:54:23:20

Okay. Welcome. Thank you. Um, first of all, with three minutes for Craig Sully.

00:54:24:27 - 00:54:29:03

Good evening. And thank you for your for the opportunity to speak on what's a very important.

00:54:29:16 - 00:54:30:12

Proposal.

00:54:30:14 - 00:54:31:03

Locally.

00:54:31:05 - 00:55:01:26

To me and of significant interest. I represent myself and also as branch secretary of the local branch of CBRE. Um, but I am a local representative on planning matters, and I have the following comments to make. I also represent my son, who's of primary school age, who's actually written to Secretary of State himself. Uh, representative Representation, um, to to the Secretary of state. So, um, for the future generations, for which I think we should all speak for.

00:55:02:04 - 00:55:03:27

Um, they do have a view as well.

00:55:05:28 - 00:55:10:16

Um, so our question, the application in a number of areas, I have six points.

00:55:12:02 - 00:55:57:13

The importance of local input in planning is important from being involved with consultations and the information supplied for the general public. It's rather confusing that I wish that important key information to be simply found and communicated. I feel the information and the public meetings to be insufficient to explain what is actually happening. And I think the the output of these meetings could have been much better participated if information was was freely, more freely available on point. So for this, I am aware there are many local people who are concerned about the level of destruction of our environments, and farmlands are expressed at the works, which will be 24 hours a day to be deeply harm into local communities, especially when it comes to deep pile in which is not just an audible nuisance, but one of vibration.

00:55:57:15 - 00:56:28:01

For many, it is inescapable and will affect people's mental health. Point three has an engineer myself, I express a view on how this proposal is viable. Looking at the distribution of energy needs and future energy needs. Needs. It uses half as much power demand than in Mid Kent and certainly more in London. The area around the green, Rochester and Mason demands the most energy in Kent, doubling what is what Eastern and East Kent demands.

00:56:28:11 - 00:57:03:09

I question that the power route at Minster, in terms of the place that it is to be inefficient or I haven't been able to understand, is a total loss of transmission losses of the scheme when the power would need to be distributed elsewhere. I'm not aware of the effect of the the effect of giga factories and where they are planned in the future, especially in the plan for 2050. 50, these will be a significant gain. A drain of energy. I have not seen the options for other sites, and I urge this scheme to be assessed in full where energy is generated, distributed and used.

00:57:03:12 - 00:57:42:05

Looking at the grid network, the area at Dungeness offers a good connection for distribution to Kent and Sussex. The area of Kent in full is an spa area, and the proposed site is on or near a special SSI and is protected in the Local Plan Policy Co seven. In the Local Plan, which states the development for Richborough would not be detrimental to nearby sites and then should be fully mitigated. The landscape should be considered, especially that these are unaltered Roman landscapes and an area where Saint Augustine landed.

00:57:43:02 - 00:58:00:28

The last point I question on the environment sustainability of this application, especially when in balance, that the national grid cannot fully mitigate the loss of wetlands and salt marshes which will be destroyed if this is approved. I question the amount of energy which is projected to 2050 at the detriment of our natural environment. Thank you for speaking.

00:58:01:15 - 00:58:18:19

Thank you very much. And next on line I've got, uh, Simon Amstutz, uh Suffolk and Essex coast and Heath National Landscape Partnership. Uh is I believe that's who you speak on behalf of. I feel it's like to introduce yourself and you have six minutes.

00:58:19:24 - 00:58:51:17

So I'm Simon Amstutz and I'm representing the Suffolk and Essex coast and Hayes National Landscape Partnership, National landscape being the brand for the Area of Outstanding Natural Beauty designation that has the purpose to conserve and enhance natural beauty. Um, first of all, I'd like to thank you for, um, accommodating me at this evening's meeting. And I do send my apologies that I couldn't attend the meeting on the 5th of November.

00:58:51:29 - 00:59:06:24

I had to attend to an HR issue within the team and couldn't make the meeting. So much appreciated that I could attend this evening. So this evening, I'd like to bring the panel's attention to three points of concern

00:59:08:16 - 00:59:45:13

from the National Landscape Partnership. One is how the applicant is demonstrating its compliance with section 85 of the Countryside and Rights of Way Act, 2000, as, as amended by the Levelling Up and Regeneration Act 2023. That's section 245. The second point is how the applicant has considered the statutory. Suffolk and Essex Coast and Heath National Landscape Management Plan 2023 to 28, which is a statutory document.

00:59:45:15 - 01:00:22:01

And the last point that I wish the panel to consider as they go through the determination process is how the applicant has considered the defined natural beauty and special qualities factors of the Suffolk and Essex County's national landscape, and in particular, how those how the cumulative impacts of other energy projects in in the Suffolk area are impacting upon those natural beauty and special quality factors.

01:00:22:03 - 01:00:42:23

And you'll be aware that, um, I am talking about the Suffolk end of the of the proposals. So just going back to that first point, then the compliance with section 85 of the Countryside and Rights of Way Act, um, the National Landscape Partnership recognizes that the applicant, um,

01:00:44:10 - 01:01:20:05

is required To seek to further the purpose of a national landscape in its decision making. I would suggest in paragraph 1.2. 11 of the Suffolk Chapter one Landscape and Visual Application or app 048 that's app 048 para 1.2. 11 that the applicant suggests that, um, that the duty applies to public bodies.

01:01:20:09 - 01:01:31:24

I would suggest that that should read relevant authorities. And the significance of that is that I see that the, um, the scheme proposal is a relevant authority,

01:01:33:14 - 01:02:19:09

um, from the, uh, from the applicants document. Um, the 6.2.2.13 part two Suffolk chapter onshore scheme into project cumulative effects. AIP 060. Table 13.36 um. The assessment of of impacts on the Suffolk and Essex coast and highest natural landscape. It is the national landscape is defined as a receptor, and the assessment indicates that there is a significant impact during the construction and commissioning um, phases of the project.

01:02:19:11 - 01:02:57:29

So we think the National Landscape Partnership are concerned about how they're meeting their statutory responsibility to the national landscape, if their works are, um, causing a significant negative impacts. And how is that meeting the, um, uh, section 85 responsibilities? And we suggest that potentially, um, they could look to do more horizontal directional drilling. I'm pretty sure I've only got a minute and a half left, so I think my second point is around consideration of the National Landscape Management plan.

01:02:58:15 - 01:03:33:05

Um, in in a planning statement. ISO oh 57, paragraph seven 324. Um, I don't think they've. The applicant has fully considered the natural beauty and the special qualities factor, particularly around tranquility and particularly noise and light pollution during construction. And my third and last point is how the natural beauty and special qualities have been considered by the in in cumulative impacts.

01:03:33:14 - 01:04:00:28

And you know the applicants document app zero 60 table 13.35. They do recognize that cumulative Impacts on the national landscape remain at significant. Again, that's a cause concern for the National Landscape Partnership. I think that's all I want to say at this meeting. And thank you very much again for finding the time to put me in to this evening's meeting. Thank you.

01:04:02:09 - 01:04:09:09

That's fine. Thank you very much. And last one on the list I've got is Steven Villette.

01:04:11:00 - 01:04:12:12

You have three minutes. Thank you sir.

01:04:13:06 - 01:04:46:14

Okay. Yes, my name is Steve Gillette. Um, I'm an individual. I've known Peggy Bay since, uh, as a child. I naturally support all the cogently presented reasons against this undesirable and ill conceived plan. But my reason for coming today is to draw the planning inspectors to its attention to the letter written by the Secretary of State, Antony Greenwood, in 1967, at which he valued the national value of Peggy Bay and stated that the hover port could only be built there because of its extreme importance to technological development.

01:04:46:16 - 01:05:22:21

He was well aware of Dover planning something similar, and he said when the port was no longer needed, it was to return to nature and for 40 years it has. His letter still has currency. 20 years ago, I found that the letter in tDCS archives, and it was used to stop the ski slope and holiday village development. So whether the hoverboard is on the council's asset disposal register or whether somebody wishes to buy, it's not really for sale because it is not a brownfield site.

01:05:22:23 - 01:05:30:03

The hoverboard is no longer there. It is back to nature as a nationally important nature reserve. Thank you.

01:05:32:13 - 01:05:35:10

Thank you very much. Um.

01:05:38:01 - 01:05:57:23

And thanks to all our speakers so far. And I just want to ask if there's anyone else who didn't preregister or indicate at the start of the meeting that they wanted to speak but would like to know, or maybe anyone due to speak tomorrow morning if they're here, but would like to do so today instead. So would anyone else in the room who would like to speak today.

01:05:59:25 - 01:06:01:25

I don't see any hands. Anyone online?

01:06:04:14 - 01:06:32:12

Oh, okay. In that case, um, I just want to say thank you for all your contribution contributions this evening. They will be very useful to us going forward. Um, as we noted earlier, the applicant will provide a detailed written response to everything we have heard today at deadline one a um, so, um, we will now adjourn this hearing, and we will recommence with session three at 10 a.m. tomorrow morning. Thank you.