



## Hearing Transcript

<b>Project:</b>	Sea Link
<b>Hearing:</b>	Recording of Compulsory Acquisition Hearing 2 (CAH2) - Part 1
<b>Date:</b>	25 March 2026

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File Name: SEAL\_25APR26\_CAH2\_PT1.mp3

File Length: 01:20:46

FULL TRANSCRIPT (with timecode)

00:00:05:16 - 00:00:39:27

Good morning. Before I begin, can I just confirm with the case team that I can be heard clearly and the live stream of this event has commenced. Thank you. So the time is now 10:00. And I'd like to welcome you all to this compulsory acquisition hearing for the application by National Grid electricity transmission of an order granting development consent for the seedling project. My name is Sarah Holmes. I'm a plan inspector and a chartered civil engineer, and I've been appointed by the Secretary of State to be the lead member of the panel to examine this application. I'm now going to ask my fellow panel member, who's also been appointed by the Secretary of State to examine this project, to introduce himself.

00:00:40:26 - 00:00:45:08

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

00:00:46:11 - 00:01:18:13

Together with Nancy Thomas, Luke Regan and Stephen many, we formed the examining authority of the ECA for this examination. I can confirm that all members of the X-ray have made a formal declaration of interests, and there are no known conflicts of interest. With regard to his examining this application. There were other colleagues from the Planning Inspectorate with us today. For those who are present in the room, you may have already spoken to or heard from Louise Haraway, who is our case manager for this project. For those of you who have joined us virtually, you may have spoken to Emma Smith and help her cure our case officers in the joining Conference.

00:01:18:20 - 00:01:57:07

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. Their contact details can be found at the top of any letter that you have received from us on the project page of the National Infrastructure website. We've also joined today by another inspector, Chris MacDowell, who's observing the hearing for training purposes and has no role in this examination. In addition, there are technicians from CBS international who are attending solely for the purposes of managing and recording the live stream of the hearing. If you have any questions regarding the application process in general, could I please ask that you email the case team who will be happy to help? I will now hand over to Doctor Hunt who will deal with the arrangements for this meeting.

00:01:58:29 - 00:02:46:19

Before we consider the items on the agenda this morning, we need to deal with a few housekeeping matters. I'll try to get through these as quickly as possible. For those in the room, please make sure that your phone is switched off or turned silent. No fire test is planned for today. Should an alarm sound, it is an emergency and will need to vacate the building. Emergency exits are located along the sides of the room, and the fire assembly pointed at the far end of the building at the western entrance.

If anyone needs assistance, please can you let the case team know? Toilet facilities, including disabled facilities, can be found down the hall just past room 20, on the left of the brown tiles for those attending the satellite venues to minimize background noise, please can you also make sure your phones are switched off or turned silent? If you want to speak, please raise your hand and a roving mic will be brought to you.

00:02:46:21 - 00:03:19:13

Or you can speak from the table at the front of the venue. Similarly, for those attending virtually, can I repeat the request made in the arrangements conference that to minimize background noise. You make sure your phone is switched off or turned silent, and that you stay muted with your camera turned off unless you're speaking. I'd also ask that if you want to speak, you switch your camera on and either use the raise hand function in Ms. teams or ask to speak at the appropriate time. It can also remind people that the chat function on teams will not be monitored, so please don't try to use this to ask any questions or post any comments.

00:03:20:10 - 00:03:40:05

For those people watching the live stream, should we at any point adjourn proceedings today? We'll have to stop the live stream to give us clear recording files. As a result, at the point at which we start the meeting in the live stream, you'll need to refresh your browser pages. Uh, we'll remind you of this again when we adjourn. Do we have any members of the press in attendance?

00:03:44:15 - 00:04:15:26

As far as I'm aware, no requests be made for any special measures or arrangements to enable participation in this meeting, such as needing to take a break for medical reasons or having to leave the event at a certain time. If anyone does need a break or extra support later on, then please do. Let the case team know. This event is being live streamed and recorded. Our letter of 19th of September, which we refer to as the rule six letter, explained that because we retain and publish the digital recordings, they form a public record to which the General Data Protection Regulation, or GDPR, applies.

00:04:16:10 - 00:04:30:26

The Planning Inspectorate publishes and retains recordings for a period of five years from the Secretary of State's decision on the Development Consent Order. So if you participate in this meeting, it's important that you understand that you'll be recorded and that you can sense the retention and publication of the digital recording.

00:04:33:28 - 00:04:39:18

And we'll only ever ask for information to be placed on the public record. That's important and relevant to the planning decision.

00:04:41:08 - 00:05:12:26

To avoid the need to edit the digital recordings. And what we'd ask is that you try your best not to add any information to the public record that you would normally wish to be kept private or confidential, such as your address, details, financial circumstances or details of medical conditions. If you do feel the need to refer to something that's private or confidential. Could you please discuss this with the

case team first to explore whether this could be submitted in writing and therefore redacted? Does anyone have any questions with regards to this matter, either in the room or online?

00:05:15:27 - 00:05:53:06

No. Um, I just want to say a little bit about conduct during this hearing. We understand that people have strong feelings, um, 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 during this hearing. We also understand that some people feel nervous when having to speak in public. Please be reassured that we understand and that if you stumble over your words or need to repeat something, this isn't a problem. Are there any comments or questions regarding any of the points I've just made, either in the room? For online.

00:05:58:23 - 00:06:26:25

This morning's compulsory acquisition hearing is being held for the examining authority, who wish to explore a number of matters orally in respect of compulsory acquisition and temporary possession, and at the request of a number of affected persons who have specifically requested an opportunity to be heard. I'd like to remind you that the examination is predominantly written. Process. In addition to today's hearings, you'll have seen from the examination timetable there are opportunities for the XAT to ask further questions and hold further hearings if needed. Um,

00:06:28:11 - 00:07:03:02

the purpose of this examination is for the examining authority to examine the information submitted both by the applicant and also by the affected persons. As a result, I'd like to reassure you that we're familiar with the documents you've sent in. So in answering questions you do not need to repeat at length something that has already been submitted. If you want to refer to information already submitted, we'd be very grateful. If you could please use the appropriate pins. bins. Examination library reference. Furthermore, can I ask that the first time you use an abbreviation or an acronym that you give the full title as there'll be people here today, or listening to the digital recording that may not be as familiar with the application documents as you are.

00:07:04:11 - 00:07:40:02

Whilst we accept that the majority of the discussions will be undertaken by those parties that have requested to speak. This is a public examination and therefore, if there is a point that you want to make, please feel free to raise your hand and switch on the camera at the relevant time that you wish to contribute. The hearing this morning will be a structured discussion, which Miss Holmes will lead based on the agenda that has already been published. The purpose of this discussion is for us to ask questions and seek clarification on matters related compulsory acquisition and temporary possession. Finally, I'd like to remind everyone that this is not an inquiry. And therefore, unless the SEC is specifically requested or agreed to it, there will be no formal presentation of cases or cross-examination.

00:07:40:04 - 00:07:44:04

As such, any questions that you may have for other parties need to be asked to the examining authority.

00:08:10:03 - 00:08:12:10

This gives a moment. Technical difficulties.

00:08:33:12 - 00:08:42:14

Apologies. My laptop appears to be experiencing some difficulties. All of the scripts has just gone into a blur, so I'm going to pass back to my colleague.

00:08:44:12 - 00:09:07:09

So rule 14 two of the examination procedurals requires that at the start of the hearing, the examiners authority shall identify matters to be considered the hearing, and these are set out in the agenda for this hearing, which is Iva 801, which is available on the inspector's website. And for the sake of expediency. I don't propose to read out all the separate agenda items now, but could the applicant just display the agenda on the screen please?

00:09:21:11 - 00:09:56:16

So please note that today's agenda is for guidance only. We may choose to move items around the agenda or to add other items for consideration as we progress. We'll seek to allocate sufficient time to each issue to allow proper consideration. And finally, it's important that we get the right answers to the questions that we ask. I reiterate that this is predominantly a written process, and therefore, if you can't answer the questions that are being asked for you, or you need more time then please. Rather than give a restricted or potentially incorrect answer, just indicate that you need to respond in writing and we can defer that response for an action point to be submitted at deadline six, which is April the 13th.

00:09:57:15 - 00:10:09:00

So before we move on at this stage, is there any more questions about the procedural side of today's hearing or the agenda in the room are online? I don't see any hands online.

00:10:12:23 - 00:10:30:17

So the case team has provided us with a list of those interested parties have expressed the wish to be heard today. And when I say your name, can you switch on your camera and microphone and introduce yourself stating your title? So miss Mrs.. Mr.. And who is present? First, can I ask the applicant to introduce themselves?

00:10:32:10 - 00:10:32:25

Good.

00:10:32:27 - 00:10:49:24

Good morning. My name is Sarah Kobayashi, King's counsel. I'm instructed on behalf of the applicant, basically through Mr. James Parker, who's sitting right at the end on behalf of BCP and I have with me a number of people from the lands team who will introduce themselves as and when necessary.

00:10:50:17 - 00:10:56:20

Thank you. Can I ask the local authorities and the councils to introduce themselves? So first a Suffolk County Council.

00:10:57:12 - 00:11:09:03

Good morning, Lois Lane Council for Suffolk County Council. And to my right is Mr. Zachary Farndon, who is a senior planning officer in the Essex team. We've got a number of other officers who are joining online as and when relevant.

00:11:10:05 - 00:11:12:18

Thank you. And East Suffolk Council.

00:11:15:00 - 00:11:41:15

Good morning. My name is Mark Westmoreland Smith, King's Counsel. I appear on behalf of East Suffolk Council. I'm instructed by Brian Greenwood. He's a partner in Clyde and K and I have here with me Graham Studley, who's the principal planner and Sola lead at the council. And we propose to speak to item 2.2 by way of providing you a brief update on negotiations. Thank you.

00:11:42:16 - 00:11:47:27

Thank you. And thank green party. We got Councillor Becky Wing online.

00:11:58:04 - 00:12:08:27

I don't see anything yet, so we can always come back. Um, if Councillor Wynne joins us, um, next time, move on to Ramsgate Town team. I've got Councillor Tricia Austin.

00:12:18:20 - 00:12:24:02

Okay. Um. And Ben parish council. Uh, councillor Charlotte Fox.

00:12:32:07 - 00:12:46:11

I'll just check with the case team. Are those people online? No. Okay. I'll move on to those statutory bodies and those representing groups then um, representing Scottish Power. Renewable Colin ends.

00:12:50:19 - 00:13:06:17

Good morning madam. My name is Mr. Colin Innes and I'm a partner in the law firm of Wedderburn. I have here this morning on behalf of ScottishPower renewables UK limited, together with East Anglia two Limited and East Anglia One North Limited. Thank you.

00:13:07:06 - 00:13:28:08

Thank you. And then I understand there's a Matt Chandler who's representing absolute Minster Limited, Mr. Stanton Stanley's golf club. Uh Goldstone Farms. And uh, Mr. and Mrs. Pace and Mr. Mathur and Mr. Heffernan and Saint Augustine's Golf Club. Um, would you like to introduce yourself?

00:13:28:25 - 00:13:34:03

Uh. Good morning, I'm Mark Chandler. I am representing, uh, those parties that you've just listed.

00:13:35:20 - 00:13:40:04

Thank you very much. And then representing Kent Wildlife Trust, Emma Waller.

00:13:42:22 - 00:13:55:19

Oh, yeah. Miss Emma Waller here with my two colleagues, Steve Weekes and Nick Trower. Thank you. And finally, I've got James Burton and Fiona Gilmore who are representing Suffolk Energy Action Solutions.

00:14:07:00 - 00:14:30:07

Okay. For the people who have let us know that they are attending are David Rix representing Ian Rix. We also have Susan Bruges, Ian Brown, Stephanie Byrne, Michael Hills, Alessandra Lampert, Michael Mahoney, Gordon Young and Michael Hills. Um, can I just confirm that to everyone who wishes to speak about any affected land parcels at today's event?

00:14:41:22 - 00:15:15:02

Okay, right. I will carry on then on the main parts of the agenda. So there are a number of key documents that we're going to be referred to throughout this hearing and to prevent things coming a bit repetitive. And so time I'm just going to do them now along with the relevant examination library references. And I don't have to keep repeating them throughout the hearing. Um, the book of reference is a version that was submitted at deadline five that can be found with examination library reference rep 501 15 the statement of reasons was submitted at deadline five also and can be found at rep 509.

00:15:15:18 - 00:15:47:16

The current Lamp plans also submitted a deadline. Five I met 502 and met 503 with the latest version of the special category and Crown lands submitted in line four. So that's rep 404 and 405. The latest versions of the works plans also submitted. The deadline for can be found for W6 and for W7 and at deadline five. The applicants updates included the schedule of negotiations of compulsory acquisition of land interests as appendix B to the same of reasons.

00:15:47:18 - 00:16:19:01

So that's Rep 513 and the landmarks tracker at 582. And finally, whilst I'll try and minimise these for abbreviations, I may occasionally lapse. So if I say k I mean compulsory acquisition and TPI is temporary possession. So I'm just going to move on to item two on the agenda. So we're covering sections 122 and 123 of the Planning Act 2008. So first item 2.1. Um, thank you for updating Landmarks Tracker to include the tab with only plots where the owner or the occupier was unknown.

00:16:19:08 - 00:16:26:08

Um, can the applicant just start by providing an update on progress in determining the ownership of unknown, unregistered land plots?

00:16:27:01 - 00:16:49:05

Sara Sheikh for the applicant, ma'am. Yes. I mean, in terms of, uh, progress, um, the applicant continues to undertake diligent inquiry, making all reasonable efforts to identify the unknown unregistered land plots. Um, this. By way of background, you'll be aware there was a recent data refresh which took place in December 2025, and that involved

00:16:50:27 - 00:17:29:01

all relevant titles being submitted to HMR. Discrepancies were identified on the registers and registers, and these were reviewed and updated, and checks for changes such as deceased parties, updates to the be registered parties, company name changes and address amendments. A search of the

index map was also submitted to HMRC for the category one order limits, and any additional titles were sought through that process. A return of the land interest questionnaires was also undertaken, and um attempts were made to um identify any unknown parties through that method as well.

00:17:29:15 - 00:18:01:21

Um the next day to refresh itself is planned to be completed following the examination stage and prior to the issuing of the section one three, four notices. Steps that have been taken in line with the methodology. Ah, um. Slivers checks. There have been um, site notices, including posting at unregistered plots at every opportunity. Um, face to face with lone, with known landowners and agents to try to get any intelligence through that route, through all of that.

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Um, there has been one, um, unregistered, uh, or unknown, um, who's been identified. And that is a category one owner, Kali unlimited, which is plot six. Uh, dash stroke four in Suffolk. It's sluice cottage. Um, that's the one that's been identified. Um, other than that, there have been two new, um, pills identified as well. Um, Drove Cottage, which is a category two interest in that case, I think the previous owners wrote to pin's telling them that they were no longer going to be the owners, and there have been attempts made by us to identify who the owners now are.

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And there have been quite extensive efforts that have been ringing up the new owners, emailing the previous owners email. We've contacted Royal Mail and so far we haven't managed to identify them. Um, there's also an unregistered track, um, Marsh Farm Road plots 281 and 282. Um, and Njit has a cautionary interest in the track adjacent to Mr. and Mrs. Collins, and that'll be updated in the next book of reference at deadline six. Um, so that's where we are at the moment.

00:19:11:24 - 00:19:20:20

The total unknown unregistered freehold area across the entire project is less than 2%, and that's equivalent to 13.15 hectares.

00:19:22:00 - 00:19:59:13

Thank you for the update. Yeah, I did see that. Um, there was something like 167 plots listed on the tab, and one had obviously been crossed off in chat changes. I was hoping maybe more than one plot would have been crossed off in, you know, since we started. Um, I need to show. I need to show in my report that you've done the diligent inquiry into land interests. I would have expected more plots now to have been sort of crossed off in track changes, so that I can show that this process is working through. Is there anything else you can give me to demonstrate the work that you've been doing? Um, if we can't sort of show plots being knocked off the list?

00:19:59:15 - 00:20:15:08

Yes. I mean, in terms of, um, what we could do is identify what these plots are. Quite a few of these plots are ditches. Um, so we could probably identify what they are, which might. I might indicate why we're having difficulty in identifying, um, who the owners are. Yeah. If that would be helpful.

00:20:15:10 - 00:20:33:29

It would be really helpful. And also, if it can sort of knock it down to the proper like we talked about before, the actual plots where you've got an issue within the land. You know, yes, ditches and things. And I understand why you can't identify the the owner. Would you? How? How do you want to submit that information to me? Do you want to put my information, the landmines tracker, or.

00:20:35:04 - 00:20:44:18

Let me ask my witness here, Miss Stoddard, what the best way would be to submit that information so we can identify what sort of plots we're dealing with.

00:20:45:12 - 00:20:46:23

Jackie stood up for the applicant.

00:20:46:25 - 00:21:18:28

Yeah. We can update the unregistered tab with with the specific steps that we've gone through for each of those plots. Um, there's various more opportunities for site notices. There's regular contact with existing Londoners and their agents, and those questions are being repeatedly asked. I think as, um, as we've said, if we can help you understand what those unregistered plots actually are, sometimes that provides the reasoning, because it might be that nobody really wants to own it, for example. Um, so yeah, we we can do that for deadline six.

00:21:19:00 - 00:21:30:29

Okay. So we'll put an action point if you can update the landmines tracker. And if you could also just apply the, uh the summary you've just given us orally in writing as well. For deadline six. So put that in as two action points.

00:21:31:01 - 00:21:43:09

Yes we'll do that. And mum just just another point just just to add. And this will also be updated if you exclude the reputed owners minds and mineral and highways you come to 63 unregistered plots. That brings it down.

00:21:43:17 - 00:21:54:23

That's also helpful if you could include that in your submission, that'd be great. Um, does anyone else have any comments? Before we move on to item 2.2 in the room or online?

00:21:57:26 - 00:22:34:07

Not seeing any hands, so we'll move on. So item 2.2. So the ex are aware from the relevant representations and submissions at subsequent deadlines that there are still a number of specific plots where they're outstanding concerns, where we've not received a representation, we are assuming there's no objection. The schedule negotiations submit the deadline five set out the current status of negotiations. And I'd just like to thank you for putting that into Excel format. That was that was really helpful to be able to go through the information. However, I am concerned that we've only got six weeks left in this examination and to date we haven't received any withdrawals or objections from any affected parties.

00:22:34:14 - 00:22:56:03

So I'd just like to go through the list of the affected persons that I put in the agenda, just to get an update on each one, where there's still an outstanding objection. I'd just like the applicant to provide some details to specifically what the objection is concerning, and the likelihood of getting a voluntary agreement before the close of the examination. So if we could just go through the list, um, can we start with Albert Golf Club, please?

00:22:56:24 - 00:23:06:28

Yes, ma'am. For the applicant. Um, ma'am, I was going to give you just a very brief, um, update on the progress generally, if that would be helpful.

00:23:07:04 - 00:23:08:01

Yes, if you'd like to.

00:23:08:03 - 00:23:45:11

Yeah. So we just just to sort of give, give comfort. We have had numerous meetings with landowners and agents which have progressed negotiations considerably. Um, we have in fact completed, um, an option for a section of underground cable and one set of heads of terms for overhead land rights, which gives us comfort that there are reasonable terms. Um, in terms of the heads of terms, generally, we need to have 49 agreements. So we've agreed to at the moment. But of the remaining, um, agreements that are needed at 12% or six out of those 49 relate to commercial terms, which are outstanding.

00:23:45:21 - 00:24:18:12

Um, there is no meaningful engagement from three of those 49, um, 4%, which is two out of the 49 of probate. And that's always going to slow, slow matters down. And in terms of the remaining, um, heads of terms, which is 36 of the 49. They largely relate to three main points. Um, those three main points are wider access and drainage rights and diversions, soil condition surveys, and the duration of rights termination, reinstatement provisions in relation to those issues. And there is a fourth issue which relates to overlapping developments and options and so forth.

00:24:18:14 - 00:24:39:17

But in relation to those three main points. The landowners, agents, a number of them were meeting on the 23rd of March, which I think was yesterday losing all track of time now yesterday or day before. So we do hope that once we received their feedback, there will be a considerable progress made on those agreements as well. So just by way of overview, that's where we are.

00:24:39:19 - 00:25:09:16

So if I could just if I could just explain in terms of the what I need to do to report to the Secretary of State, I only need to talk about the plots where someone has objected to this examination. So obviously you have other parties you have to deal with in terms of getting an agreement. So I'm down to sort of 15 parties at the moment that I specifically need information on. And in my report, I'll have to say this is what the party says. This is what you says. And then my yeah, my sort of recommendation one way or the other. Yes. So I do need just for those 15 parties, I need them. Yes.

00:25:09:25 - 00:25:42:04

I'm going to go through them. I just wanted to give you some comfort that we have. There's been movement. Good. Um, so we should we should be close to finalisation on at least 22 of those. But let me go through Aldborough Golf Club first, then. So in relation to old algebra, the golf club we understand, is going to maintain, um, an objection to the principle of the scheme. That's their position and that's what their members do. Um, so that we don't think that objection will be removed. But we are working collaboratively with the golf club. Um, and we don't believe there's an objection, per se, to C.A.

00:25:42:06 - 00:26:17:19

powers. Um, there are ongoing discussions in relation to a statement of common ground to agree accommodation works during construction meetings were held on the 29th of January, the 23rd of February, and further meetings with the agent were held on the 12th of February and the 4th of March. Um. The primary concerns are in relation to minimising disruption to the course during the construction, maintaining their reputation and ensuring the cable route avoids the newly constructed holes and their plans for a reservoir development. All of this is being addressed through the Statement of Common Ground, which we will submit a deadline.

00:26:17:21 - 00:26:47:06

Six. We are continuing to negotiate the heads of terms with the agent, and the points still to be agreed are again, free soil surveys, commercial matters. That's land value and access and drainage rights. So we do hope that there will be agreement in principle to the heads of terms by the end of the examination. Um, but you'll need to note as well that the golf members, golf club members will have to vote on the signing of a voluntary agreement. So that's where we are with with the golf club.

00:26:47:08 - 00:27:06:10

So with the golf club, I know originally the objection that they've put into us was about, um, that the proposed development would negatively impact on the attractiveness of their golf course. Yes. Um, that's the only objection that that we've had. Right. Can you confirm that that side of the objection has been dealt with in your negotiations?

00:27:06:15 - 00:27:13:25

Yes. That is something that has been looked at. So let me just pass to, um, Austin Jasmine Lister, who can update on that.

00:27:15:11 - 00:27:49:03

Jasmine Lister on behalf of the applicant. Um, in terms of negatively impacting the golf course, I think, you know, long term post construction, there won't be an impact on the golf course. We are working with them to agree the cable route within the limits of deviation, to have minimal or no impact on being able to play during construction. We're working on accommodation measures to ensure that during construction, you know, they they people will still play. They will still maintain their reputation. There won't be any closing of any holes during construction.

00:27:49:09 - 00:28:25:16

Um, post construction, they'll, you know, everything will be reinstated. Um, there won't be anything above ground for, you know, to impact on that. Um, and I think we're confident through various meetings we've had with the committee that we will reach agreement on specifically the

accommodation works of what they they are concerned about, because that's when the impact will be on the club. Um, and, you know, if, if there are kind of any business losses we will have to look at in a compensation matter. But I think that we're confident that we will get there with them to to kind of make sure that construction period has as little impact as possible.

00:28:26:13 - 00:29:00:19

Okay. If, um, as an action point, can I have a summary of that information? And because I'm specifically looking at the objection they put in to us, which was about the concerns of the attractiveness, so if you can demonstrate that you've had meetings, discuss that issue, what what was agreed, then that goes some way to me understanding that in terms of that matter, the golf club, a content. If you could have that as an action point, please, that would be very helpful. Um, with the statement of common ground, you're going to submit that deadline six that's intended. Would that be a agreed statement of common ground signed off by all parties, or just a draft version for us to say?

00:29:06:12 - 00:29:37:10

Just minister for the applicant? I think that would still be in draft format. We have been negotiating it with them for a number of months now. Um, and, you know, there are still some things to work out, and those discussions will continue beyond the end of examination. Um, as we move towards construction, um, I think it will be in draft form at this stage. Okay. One thing that would help me is if their original objection, in terms of the attraction of the golf club, is that was one of the issues in the statement of common Ground that they could say, yes, we agree and we're happy with that. That would help me show that that issue had been closed out.

00:29:37:12 - 00:29:41:19

Okay. Um, if there's anything you can do that would be appreciated. Thank you.

00:29:46:03 - 00:29:48:22

So next, Blackheath Farms Limited.

00:29:48:24 - 00:30:24:26

Yes, Blackheath Farms limited. Again, in this case, the applicant, Sara Shaikh for the applicant. The applicant is confident that voluntary land agreements will be reached by the end of the examination. Um, the environmental lease and temporary construction lease terms we consider are agreed in principle. Um, the underground cable terms are also close to agreement. The outstanding points are. Free soil surveys. Depth of cable under the ditches and the watercourses. And then there's the commercials again. Um, all the other concerns have been agreed with the landowners agent through heads of terms negotiations.

00:30:24:28 - 00:30:27:29

So we're confident that ought to be concluded.

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Thank you. And again, I understand there was this, uh, agents meeting on the 23rd of March, but you haven't. That was Monday. But you've not heard.

00:30:36:15 - 00:30:37:27

I haven't had the feedback yet.

00:30:38:00 - 00:30:43:20

Um, I don't suppose there's any way you can get the feedback to feedback as well within this week of hearing?

00:30:43:22 - 00:30:50:00

I did I did ask about that. And I think that is being actioned. If we could find that out. Yes we will. We will make.

00:30:50:05 - 00:31:02:13

If I can, because I noticed it came up in a few of the parties. So if I can have an action point, um, for you to attempt to ideally before deadline six, just give me the update of what came out of that meeting that would that would help. Thank you.

00:31:02:18 - 00:31:03:14

Thank you.

00:31:04:18 - 00:31:07:01

Um, next is East Suffolk Council.

00:31:07:05 - 00:31:45:11

Yes. So East Suffolk Council, again in this case, as you know, the plots are beach and foreshore. Um, the council are maintaining their objection to the scheme as a whole. As you know, um, the applicant nonetheless continues to engage with the landowners agent. The main outstanding discussion points are around the proposed restrictions over the easement width at surface level and commercial matters. Um, the applicant's revised position has been set out in reissued heads of terms on the 17th of March. Um, and a further meeting has been proposed with the landowners agent for the 26th of March to discuss the outstanding points and revisions to the heads of terms, and we will provide an update at deadline six.

00:31:45:29 - 00:32:16:00

Okay. I know, um, East Suffolk Council online at the moment. Um, can I just ask the council in three oh 75 you did say that if the decision maker deems the project needs case to be robust, East Suffolk Council does not wish to pursue any overall objection to the compulsory acquisition and temporary possession of his land by the applicant. So I'm just check in if that means that you can actually withdraw your objection to CA, because obviously the Secretary of State will be the one that deems whether the needs case is robust.

00:32:16:02 - 00:32:17:00

Ultimately.

00:32:19:26 - 00:32:52:00

Mark Westerman and Smith for East Suffolk Council. Um, the specific answer to your question is not yet. Um, because we need to come to an acceptable agreement with the applicant. And, um, my own a

friend has described, uh, where we are in terms of, uh, negotiations, uh, for revised terms worth, um, sent out last week.

00:32:52:02 - 00:33:24:01

We're reviewing those, and we've got a meeting with the applicant at the end of. Well, this, uh, this week. Um, we are hopeful we will be able to resolve the remaining issues. They include commercials. Um, but we have provided, um, a schedule of evidence on commercials, which we hope will be able to move the conversation forward. So as soon as we do reach an acceptable agreement, we will be able to withdraw our objection.

00:33:24:12 - 00:33:49:04

Um, in terms of CA, um, we said that a deadline three to make clear that subject to acceptable terms and agreement being reached. Our objection is not to, uh, compulsory acquisition per se. It's just the terms on which the acquisition is made. I hope that it's this.

00:33:49:15 - 00:34:18:02

Yes. And I think in terms of, as I've said before, what I have to do in terms of my reports as Secretary of State, I understand you may have outstanding objections to the scheme, but if you don't have any objections to the compulsory acquisition, if you can withdraw that objection, then that does make my life a lot easier in terms of writing up my reports. Um, so if you don't have any objections, um, to the CA of your land, then I'd appreciate if you could withdraw that objection from the examination.

00:34:18:11 - 00:34:39:08

As I said, that will depend on the movement from the applicant in terms of negotiations. But I think you can take away from this morning that progress is being made, has been made to date. And, um, and we think with a degree of flexibility on the applicant's behalf, we can come to an agreement and withdraw the objection.

00:34:39:15 - 00:34:43:05

And that will be within the examination, noting we've only got six weeks left.

00:34:43:15 - 00:34:45:15

That's the plan. Yes.

00:34:46:02 - 00:34:52:25

Okay. Thank you. Okay. Can we move on to, um, Edward Svensson, please?

00:34:52:27 - 00:35:28:19

Yes, ma'am. So Edward Banton, um, again, in this case, the template heads of terms are agreed with the landowner's agent, and we think that addresses the objection in relation to soil structure and land drainage. The one outstanding point relates to the impact on their proposed development plans, which is this golf course issue. Um, we are working with them, and the meeting was held with the agent on the 18th of March to discuss how the two developments can coexist. Um, the meeting was positive. Um, some guidance has been issued by the applicant on how the design for the development can be tailored to coexist with the Sealink proposals.

00:35:29:00 - 00:36:00:09

And the outstanding action for us is to provide an updated plan to the agent with design proposals. Um, further input will be required from um, the applicant's engineers. Um, but we are continuing to work with the landowner, um, on these interactions between their proposed changes to the golf club and the requirements of the Sealink project. So at this stage, we do anticipate that agreement will be reached by the end of the examination and won't be reached by the end of the examination. Um, but it should be reached by the time development proposals are finalised.

00:36:00:13 - 00:36:13:16

Um, And additionally we are aware that the applicant will the applicant is aware that there were comments on site suitability, flood risk and contamination, but these haven't been raised by the landowner.

00:36:14:20 - 00:36:27:26

Okay, I understand, uh, Mr. Chandler's on the line. Who is representing Epworth Banton? Can I just ask, Mr. Chairman, can you just explain specifically what are the objections in relation to Mr. Edward Stanton?

00:36:28:20 - 00:37:00:18

So I think, um, this has to be viewed also jointly with, um, the other party, which is Ebbsfleet Minster Limited. Um, because the land owned by Ebbsfleet Limited is also subject to the golf course extension. Uh, and Saint Augustine's Golf Club, uh, will be the beneficiaries of said extension. So you have three interested parties there, um, that have, um, that have an interest in the, in the extension project.

00:37:00:20 - 00:37:33:18

Um, the extension project, in essence, um, involves the taking of current farmland, um, to extend the existing Saint Augustine's golf course. Um, which will involve, um, the importation of inner fill, uh, to create the golf course. Um, and then obviously Saint Augustine's will continue to operate that golf course. Um, once constructed, uh, the planning application is due to be submitted in June this year. Um, and we are finalising the details of that at the moment.

00:37:33:20 - 00:38:03:23

I think the the key issue here for all three interested parties is the ability to import the inert fill to carry out the development. Um, whilst not being restricted by the Sealink project. Um, and at the moment it's not clear whether we will be allowed to carry out the construction of said project under the terms that have been put forward.

00:38:03:29 - 00:38:46:23

Um, specifically, um, this relates to a transitional joint bay. Um, the applicant calls it a JRB. Um, and the precise location of said TJ Abe has not been identified yet. Um, that I'm told, is the, um, is the effectively the missing part of the jigsaw because the levels cannot be raised over that particular piece of infrastructure. Um, so apart from that, um, those three interested parties, um, I think are generally accepting of the terms put forward, but this is a hard line for them, basically.

00:38:47:00 - 00:38:47:18

Um.

00:38:48:24 - 00:38:53:01

Okay. Um, could the applicant respond on that point so we can try and get some progress on this matter?

00:38:53:03 - 00:39:09:00

Yeah. Yes, ma'am. I'm going to ask Mr. Buckley to do that in just a moment. But just to point out that Ebbsfleet Minster have not objected and they haven't responded to any communications. Just to make that point. But I'm going to ask Mr. Buckley, could you, Mr. Buckley, could you deal with the specific point that's just been raised?

00:39:10:06 - 00:39:55:12

James Buckley, on behalf of the applicant? Um, yeah, we had the meeting last week, and we're in the process of producing a drawing with the location of the transition joint Bay. Um, I believe from an engineering perspective is the the areas of land which require raising around the location of the TJP. And the use of that hole can be sufficiently adjusted by both parties to reach an agreement. What we need to do is we currently we have a block on the drawing on the works plans, as you know, for a launch pit compound. We're just in the process of working with our contractor to site the JB, and then we can have that discussion in more detail so that drawings in production as we speak, and there will be another meeting with the with the parties hopefully in next week to resolve that issue.

00:39:57:00 - 00:40:30:03

Okay, Mr. Chandler, so I understand. I'm saying you could just hear what was being said by the applicant in terms of there's going to be a meeting shortly to discuss the locations. Um, can I just confirm? So originally we had a rep from Dallas Farms, so it was rep, uh, 1410 and that listed a, um, Edward Martin Stanton, um, or Martin Stanton on the list. Is this the same person? Did it because that's the only representation I've had in as an objection came in the irrelevant rep from Dallas Farms.

00:40:30:11 - 00:41:03:06

It it probably is, yes. However, Edward Stanton is a landowner in his own right. Um, in truth, uh, there was a hope that we were going to agree terms, um, amicably and that we would have reached voluntary agreement by now. Um, that's not been the case. So I think, um, until heads of terms are signed by the various interested parties that I've stated. I think you have to assume that there is an objection to the scheme. Um, I can confirm that in writing to the essay.

00:41:03:14 - 00:41:22:13

Yes, if you can, by deadline six. If you can give me an objection in writing and specifically detail what that objection is. So in terms of exactly which lamppost and what the what the issue is, so that if there is an agreement reached at the end, I can look at what you've said and look at what the applicant says and make my decision on which way it should go.

00:41:22:27 - 00:41:43:17

Of course, I think it's also wise to note that during our meeting that we had previously, um, it was suggested that we have a statement of common ground. Um, I'm happy to look at that. I have received

a draft version of that, but I haven't been through it in any detail. And I'm still awaiting updated heads of terms for the voluntary agreement.

00:41:44:14 - 00:41:49:08

Okay. Is that something that we can progress as well then? Don't say more. Common ground.

00:41:49:14 - 00:41:50:07

Yes, ma'am.

00:41:51:07 - 00:42:06:18

Okay. And if I got assigned to Denver Common Ground by the end of the examination, I would take that as your objection to being withdrawn. If it shows, everything's been agreed. Okay. Um, can we move on to Eric and Karen Collins, please?

00:42:06:20 - 00:42:41:03

Yes, ma'am. Sara can be a sheet for the applicant. So Mr. and Mrs. Collins have a category two interest in in Kent. Plots 281, 282. Um, we are not seeking any land rights. Um, their property, it's been confirmed as adjacent to the order limits, not within them. Um, and that there are there's a right of access. Um, they have a right of way for access on Marsh Farm Road to their property, which is an unregistered road, but it has a caution against first registration in favour of National Grid. Um, so in that context, we're not seeking anything from them.

00:42:41:05 - 00:42:45:01

Is that that's a plot to 81 and 282.

00:42:45:03 - 00:42:59:02

That's right. Yes. 281. 282. Um, so, uh, as far as the applicant is concerned, at best we are required to maintain access and to maintain the hedges and so forth.

00:42:59:04 - 00:43:22:23

Okay. Yeah, I understand and I know they're not in the in the statement negotiations, which is obviously why, um, I understand from their representations that they're concerned over the use at the end of Marsh Farm Lane. Yes. Um, if you could supply me as an action point. Can you give me, um, some information about any discussions or any work you've done to ensure that they will be able to maintain access because then that effectively.

00:43:22:26 - 00:43:32:22

Um, yes, we can do that. I mean, there is a hedgerow management plan which identifies the hedge, the hedge to be managed where it's overhanging the highway boundary. We'll put all that detail into a response.

00:43:32:24 - 00:43:44:22

Yeah. So if you can I mean particularly have a look at the original representations. And just if you can give me information that basically would allow their concerns. Um, then I'm happy for, for that to be sorted in that way.

00:43:46:23 - 00:43:49:21

Um, moving on to Ian Mix.

00:43:50:08 - 00:44:07:21

Right, Sarah. We take for the applicant now the Ian Rix. Um, issues are bound up very much with a number of plots that are under option to SPR. Um, there are a number of those plots. I mean, I can I can read them out or we can put them in a note if it's helpful to separate them out.

00:44:07:23 - 00:44:18:07

I think in terms of this one, it might actually be helpful if you can show the show the land plans and just just talk us through which bits of SPR, which bits of ceiling and what's happening. Yeah. Um, and obviously, um, so.

00:44:22:02 - 00:44:34:04

Um, and I understand Mr. David Rix is on the line. Um, and obviously, we'll get you to participate in this discussion as well, because I do want some of these matters to be resolved. So if you could share those plots. Yes, Mr. Rix.

00:44:34:13 - 00:44:48:24

Excellent. Thank you. And also the to be honest, the, um, the objections do go beyond do you go beyond just the plots that we got here as well? And there are quite a few stumbling blocks and before us progressing anything else in terms of the heads of terms which I'd been discussing as well?

00:44:50:08 - 00:45:00:02

Yes. No. Yes. No problem. If, um, if we can get the plots to display first, then the applicant can go through where. Yeah, where you consider you're up to. And then Mr. VIX, I'll, I'll get your comments.

00:45:00:19 - 00:45:02:05

Excellent. Thank you very much.

00:45:02:24 - 00:45:04:08

If we can get the land plans up.

00:45:13:05 - 00:45:13:26

Right.

00:45:15:13 - 00:45:24:25

I mean if it helps what I'm particularly interested in, it's to narrow down which of the plots that are still in, in negotiation and still I've got outstanding objections.

00:45:24:27 - 00:45:33:14

Yeah. So if I start with the plots that are not under option to SPR and that's 149, which is cable.

00:45:39:13 - 00:45:41:01

153 forget that.

00:45:57:24 - 00:46:03:21

149. Um. That's cable. Um, there's one 5080.

00:46:06:07 - 00:46:07:24

Temporary compound. Sorry.

00:46:13:25 - 00:46:20:15

Yes. 164. Permanent access. There's 167, which is temporary.

00:46:22:10 - 00:46:24:23

Uh, where's 164 on the 64?

00:46:29:00 - 00:46:29:18

Blue line.

00:46:29:23 - 00:46:30:27

Blue line there.

00:46:31:17 - 00:46:32:11

Thank you.

00:46:33:10 - 00:46:36:11

Um, 167, which is temporary.

00:46:40:23 - 00:46:41:12

Yes.

00:46:41:21 - 00:46:45:00

Um. 192, which is permanent access.

00:46:47:21 - 00:46:52:04

At 5195 naught two. Okay.

00:46:57:16 - 00:47:01:06

And then it's two five, which is cable diversion.

00:47:15:10 - 00:47:17:16

Yes, mom. Can you see that's the orange bit there?

00:47:18:08 - 00:47:19:08

Uh, two. Five. Yes.

00:47:19:10 - 00:47:34:10

Thank you. Um, so those are the plots that are not under option to SPR. Class three. Class five. Class six and class eight rights. Um, we've got the hedge which is 193194199 and 100.

00:47:44:09 - 00:47:56:04

That's the light blue there. Now, these are all for mitigation. Um, so it's all required for mitigation and moved, in fact, due to the landowner request. And it's a compensated matter.

00:47:57:20 - 00:48:32:03

I would say it wasn't strictly true that it was moved by a landowner request. I'd say it was widened to suit your objectives. What we suggested was that the the hedge was planted along the roadside. Um, and the reason why we suggested that is because, um, if it was put on our side of the, of the ditch, we wouldn't be able to access it for maintenance. And also, we did make you aware that there's a water main that runs along that part of the field. So really it was to suit your ambitions rather than as a request, if you know what I mean, because we don't wish to have this placed on us.

00:48:32:05 - 00:49:05:15

Um, anyway, so I'd say it's a bit unfair to say it was our request to make it the width that it is. Um, and when it comes to mitigation, um, we just the the stock answer from Sealink all the way through has been just this is for essential mitigation. But when we looked at the landscape plans etc., um, we can't really see what it mitigates itself because the, the, the, the ideology of the landscaping, from what we can tell, is to integrate the project with the local surroundings.

00:49:05:17 - 00:49:11:12

But putting a hedge up against the roadside simply just removes it. Surely it doesn't integrate the scenery.

00:49:11:27 - 00:49:21:08

Um, can we, before we move, before you move on. Can we just get the applicant to to respond to this issue about the the hedge, particularly in plot one 9199?

00:49:21:10 - 00:49:29:18

Yes. I request for the applicant. So the issue with the hedge is that the roadside has got utilities in it. And that's that's another concern.

00:49:30:27 - 00:49:33:00

Okay. So you say.

00:49:33:08 - 00:49:35:03

Utilities in the roadside.

00:49:36:20 - 00:49:37:05

Yes.

00:49:37:07 - 00:49:38:17

So so so you've got you.

00:49:38:19 - 00:49:48:01

Sure. So for one, there's a gas line that goes up the road, and there's a water main that runs on our side of the ditch there. The two utilities we're aware of as the landowners.

00:49:48:22 - 00:49:55:28

I can ask for further detail, but that's what my understanding is. Jackie Stoddard can help with the utilities on the roadside.

00:49:56:00 - 00:50:20:01

Yeah. Jackie stood up on behalf of the applicant. Yes, we we understand there are utilities there that's come up on our utility searches. Um, the precise locations of the actual infrastructure are yet to be determined, but nonetheless, they are protected by land rights, which sometimes extend beyond the apparatus. Buried apparatus is usually not subject to planting over and above it because it it alters the integrity of the kit.

00:50:20:22 - 00:50:36:15

So so so can I just sorry a question, but the reason why this trip is so wide is because you've got to put the hedgerow in a certain place to avoid any potential utilities. And this wasn't obviously wasn't something that the landowner had requested Then.

00:50:37:17 - 00:50:45:05

What was the. Could I just ask Miss Lister to explain the part about the landowners request? Because that was a preliminary point, I think.

00:50:46:06 - 00:51:15:26

Jasmine Lister, on behalf of the applicant, I think, um, it was initially raised by Mr. Rix that they wouldn't be able to maintain the ditch from their side of the field, and they weren't happy to maintain it from the road, uh, for road safety reasons. And in widening that plot, it is leaving a maintenance strip between the ditch and the hedge, which would then still allow for that ditch to be maintained away from the road.

00:51:16:28 - 00:51:19:18

Okay. Mr. Rix, would you like to respond to that, please?

00:51:19:20 - 00:51:52:20

Well, the. Yeah, but that says it all, so it's not it wasn't widened that our request. It is as they say because they're not prepared to put it on the roadside where the utilities are. Um, yeah. Um, with the hedgerow as well. We can't see the need for it because we can't see what it screens. Um, and if it is for ecological mitigation, I don't see why it has to be on there and has to have such an adverse, um, adverse effect on our business, because for that, it's where we grow our Christmas trees. It's specific soil type. We can't grow them anywhere else and effectively sterilize the area for us.

00:51:52:22 - 00:52:27:16

We won't be able to do and it have a knock on effect to the trees that are growing around it. Um, and then when it comes to visual landscaping, it is on a low. There is there's hedging along the brow of the hill already. Surely that provides the secondary hedging that you require. Yeah. And on the third point,

if it is being it is a road like people are traveling there 50, 60 mile an hour to look across from a 200 meter bit, to say that you have to avoid any bit of the project being seen anywhere. It's honestly is ridiculous considering as well, especially as you are implementing footpaths around the project.

00:52:27:18 - 00:52:52:00

So to act as if that the yeah, to act as if it can't be seen at any point, and then to place a hedgerow on our land for a short bit of time, which has a massive impact on us as our family business. Um, this is yeah, it's a key part of our business, and that's one of the reasons. Yeah, but we'll move on to the cable route later. But it's, um, it's a serious it's a serious problem. It's going to have a massive impact upon us.

00:52:52:11 - 00:53:00:06

Um, I completely I completely understand your concerns. Um, can the applicant give me some justification as to why we need that hedgerow in that location? Is it therefore?

00:53:00:08 - 00:53:12:18

Yes, ma'am. I'm not sure we can give a full justification at this moment, because we don't have our landscape witness here. Um, I don't know if anyone can assist. Oh, Mr. Buckley is, uh, it appears able to assist. Thank you, Mr. Buckley.

00:53:12:20 - 00:53:43:06

James Buckley, on behalf of the applicant. Um, the hedging itself is part of the layered landscaping as the design up to the converter station. And this is an answer that we've provided previously. Uh, both from myself, from the lands team and from the Elvia team. Um, so it acts as part of the overall mitigation, which is what we discussed quite heavily in the last issue specific here in the round layering of mitigation to to create that effect of, um, of sort of blending it into the landscape.

00:53:43:08 - 00:53:53:23

So the hedge itself is part of that hedgerow belt, which is at the back of the next parcel of land, and then the additional planting that we will put in front of the converter station around the back of it.

00:53:54:22 - 00:54:01:27

So is there anywhere else this hedge could go and still achieve what you needed to achieve in terms of the landscaping?

00:54:03:04 - 00:54:16:18

Not with the work that we've done with the all the viewpoints that we've looked at at the request of the councils. Um, that has been part of the design, uh, to to put in this hedgerow and bolster up the hedgerow that is already further up the road.

00:54:16:24 - 00:54:24:09

And if you didn't have the hedgerow and that just in this location, what would that mean in terms of, uh, significant effects?

00:54:24:11 - 00:54:27:12

I would have to check that with the I won't check that with the Elvet.

00:54:27:26 - 00:54:48:19

So, um, if we could have an action point to give me some sort of justification. Why you need the hedge, why it has to be in this location, and how you've considered other locations, and explain why why it is where it is. Or alternatively, if you can move it, put it somewhere else, then, um, again, include that in in your submission.

00:54:49:26 - 00:55:21:12

Um, because I think it is worth noting. There it is in the lowest point of the line, like the landscape that lies there. There is an existing hedgerow at the brow of the hill. I mean, there might knock some of that down with, okay, but why can't they plant over it? It just seems for us to be a really unnecessary. It's a small bit that has a large impact on us. Um, and then there's another point. They said there's this there has been, um, historical hedging along that part of the road, but there has never in the lifetime of my father, who's farmed one of my family, been there farming that land since the 70s.

00:55:21:14 - 00:55:52:05

There's never been a hedgerow hedgerow there. And the wood behind it was planted just before my grandfather took on the farm there anyway, so it's not. It's not an area of historical trees or anything like that. That is that is claimed in the response that we got as well. So we don't see we don't see the need for it. And that's why we're, we're basically we're asking if that could be removed from the compulsory acquisitions, because even even with the layered landscape ideology, I really don't see how they require this to implement the project.

00:55:52:08 - 00:55:56:25

It's not going to stop you building it, and it just has a huge impact on us as a family.

00:55:58:00 - 00:56:17:05

And just so I can clarify, so we're talking about specifically plots 199 and is it 194 and 193 and 100. Yeah. Particularly the plots that are being affected with the with the hedge. Yeah. And those are the ones that are going to impact on your Christmas tree farming.

00:56:17:15 - 00:56:18:27

Yes. Hugely. Yeah.

00:56:19:19 - 00:56:20:04

Okay.

00:56:21:01 - 00:56:53:28

It's the shading and everything beyond that. So the reach of what is because it'll stretch of it will be They'll get moisture stress. It'll be the shading. So what'll happen is everything 20m out from there, beyond the 17m we're losing, it's effectively going to damage about 37m of production. Well, we'll lose 17m and or whatever the width is. Again, I always forget, but, um, we're going to lose the production strip, and then we'll have a 21 have adverse effect on the 20m outside from that as well. So it was far beyond what they, what it initially looks like.

00:56:54:00 - 00:56:59:07

But it's like anything but I'll, I'll discuss that with other points that we got coming on as well. Yeah.

00:56:59:09 - 00:57:14:29

Yes. So, um, with the action point that the applicant is going to consider, if you can just consider those, those plots and the effect that that hedge is going to have on Mr. Mix's land in terms of future, future work for the Christmas trees, that would be helpful.

00:57:15:07 - 00:57:39:28

We will do that, sir, for the applicant, because we are we are in discussions on this because we do know that SPR, um, has an agreement with Mr. Ricks to purchase up to 138 acres of land. Um, so we will have to see what's left in terms of the Christmas tree business and work out, um, the issues around that and the impact. So we know quite a lot of the business has been sold was under option.

00:57:40:14 - 00:58:13:12

SBIR have got none of the SBR staff has got anything to do with our Christmas trees or overlaps. But you should know that we've been in discussion with, um, Duncan McLaren and the guys who are a few of the people that sat next to and visited the farm. But yeah, SBR doesn't interfere with any of the Christmas tree land. Yeah. So to say there's not gonna be much of the business left, that's ridiculous. It's that's the we the whole discussion has been about how we got a finite amount of land that we can plant our Christmas trees on, because the soil type is specific to the area. That's why it literally stops in the middle of the fields in places.

00:58:13:14 - 00:58:27:04

Um, if. Yeah, if that hasn't been passed on to you in the three years we've been talking to you guys, I'm a bit disappointed, really, because, um, yeah, we've been banging on about that for three years. So if that's fallen on deaf ears, that's really disappointing. Um, yeah.

00:58:27:22 - 00:58:29:20

The applicant respond on that, please.

00:58:29:22 - 00:58:32:02

Yes. Let me pass that on to Miss Lister.

00:58:33:19 - 00:58:48:06

Uh, Jasmine Lister for the applicant. Um, I David has Mr. Hicks's right. You know, we have been discussing that for three years at that point is noted. It's been considered in our proposals. Um, and it is a point of discussion through our heads of times, negotiations with them.

00:58:50:07 - 00:59:04:09

I think, um, probably one of the points that Mr. X will make, if he hasn't already, um, is in relation to compensation for the Christmas trees where the cable is coming through the plantation, and that is a matter that we are addressing with them.

00:59:04:18 - 00:59:13:13

Yeah. And I think we'll move on to obviously we've looked at that one particular location about the hedgerow, but we do look at the rest of the land plans and look at the the other plots. Do you want to carry on going through that? Yes.

00:59:13:20 - 00:59:24:24

So the next is the old bridge. That's 713. We're gonna have 713, 715 and 717. And that's temporary rights, where the land will be returned back to its former use.

00:59:29:13 - 00:59:33:03

So seven, 13, 715 and 717.

00:59:35:17 - 00:59:39:12

Okay. And, uh, Mister Ricks, have you got any concerns?

00:59:40:08 - 01:00:04:02

I've, um, I've read the response, which I'm grateful for because you set it up and writing. Really? That's what we've been asking for. But it's, um, it's taken from. Well, Jasmine's, um, confirmed with us anyway. But it's to do that, um, only being on the. They've the land shown here is the title that the highways have basically where um, I forgot what exactly what it's called, but you guys will know far better than me. I'm only a farmer.

01:00:06:09 - 01:00:09:12

Thank you. If you've got any more comments on this on this parcel of land.

01:00:09:17 - 01:00:12:14

I'm going to ask Miss List if she's got a couple of comments to make.

01:00:13:05 - 01:00:39:09

Just Melissa, on behalf of the applicant. Uh, just to elaborate on David's point, it's their title overlaps with the adopted highway. The. Their name is in the book of reference on those plots, but it is actually The Verge. They were concerned about how that might impact the rest of their field, but we've been through it, and I think the written response that the applicants provided at the last deadline gives the detail of that. And by the sounds of it, Mr. X is happy with that response.

01:00:39:12 - 01:00:43:16

Okay. Thank you. That's helpful. Um, moving on to the other plots then.

01:00:43:24 - 01:00:50:22

That concludes the plots that are not subject to the SPR option. There are a whole range of plots that are which I won't read out unless you want me to.

01:00:50:24 - 01:01:02:12

Well, I think it would just be helpful just for us to see, um, sort of in context, um, how the SPR option affects Mr. victims and the select project together.

01:01:03:09 - 01:01:09:22

Yes. I'll read them out. So the yes, the plots that are subject to the SPR option are 149 A.

01:01:31:04 - 01:01:34:11

And that's the cable corridor going through. Okay.

01:01:34:22 - 01:01:36:15

Um, 169.

01:01:39:11 - 01:01:46:04

Yes. See that? 170 and 171 7273.

01:01:50:20 - 01:01:52:09

Nancy. 72. There.

01:01:54:14 - 01:01:56:29

Are. It's a drainage plot in the purple up at the top there.

01:02:02:27 - 01:02:05:22

At two, six. Two. Seven. Eight. Two. Seven. Be.

01:02:26:03 - 01:02:31:15

Two. Ten. Two. Ten. Eight. Two. 11 to 11. Be.

01:02:40:02 - 01:02:44:21

Then it's 214 to 15. Two, 15. B.

01:02:50:20 - 01:02:51:10

Yes.

01:02:53:00 - 01:02:58:19

Two. 16. Two. 17 to 18. Yes.

01:03:00:16 - 01:03:05:16

220. B. Two. 20. C. Two. 20. D. E and F.

01:03:19:13 - 01:03:22:24

At 236, 237 and 238.

01:03:34:02 - 01:03:39:05

242. 246, 247 and 248.

01:03:49:19 - 01:03:51:06

And 299.

01:03:56:08 - 01:04:00:07

So all these plots are plots. SPL have an option? Yes.

01:04:00:17 - 01:04:02:26

Some of which they've exercised, some of which they haven't.

01:04:02:28 - 01:04:13:24

Okay. Because I know the book of reference has been updated in that respect. So how how does this how does this interaction work in terms of Sealink and working with Mr. Ricks?

01:04:13:26 - 01:04:28:11

Yes. Well, I'm going to ask who's the best to deal with that. Um, could you keep updating you with that? I think I'll ask. Um, I'll ask Miss Stoddard to explain how they're dealing with that. Um, because there's a continual updating that's required every time. SPR exercise is an option.

01:04:30:27 - 01:05:09:14

On behalf of the applicant. Yes. We're, um, in discussion with SPR about the plots that they've got an option to acquire the land over those that they've exercised and those that they are intending to exercise going forward. We have had confirmation they are intending to exercise more, and I've got a meeting with them next Wednesday to work through the next update of the book of reference, which we'll be submitting for D6. Um, in terms of resolving the conversations, as you can imagine, it's, um, tricky. Um, what what we are doing is, is an ever evolving discussion with the party who has the ability to grant us the rights that we need.

01:05:09:16 - 01:05:44:27

So things are moving on. And as SPR exercise, those plots will move into the negotiation with SPR and out of the negotiation with Mr. Ricks. And so we are in a period of flux with these where there is an option in the background. But I think until until those options are either exercised or there's a decision made that there's not an intention to. And I'm, I don't have a date for that. We'll just have to keep updating as we go. And as I said, discussing the agreements with the parties who are able to grant if if those parcels stay with Mr.

01:05:44:29 - 01:05:59:07

Ricks, subject to an SPR option, Mr. Ricks will need SPR consent to enter into an agreement with us. But we are also obviously talking at great lengths with SPR to try and understand whether that's likely or not and whether that consent will be given.

01:06:02:00 - 01:06:13:20

So very complicated. Okay, okay. Um, uh, Mr. Ricks, would you like to just raise any points about these plots of land. Just talked about that. I already have an option.

01:06:14:07 - 01:06:40:06

I get I get that complicated. But, um, where we really want to bring our where we want to make a point is where the, um, where the Scottish, uh, PSBR plans and ceiling ones, because summer ceilings, plants go beyond the SPR ones and they're wishing to see compulsory access and things that won't be needed. For example, on plot 220, um, F and B.

01:06:40:14 - 01:06:48:00

They we just get to 25, be shown on the screen to make it easier for the discussion. Thank you. Just one second. Mr..

01:06:48:02 - 01:07:33:12

VIX yeah. Here. So for example planning consent I brought it up last time, but planning consent has already been granted by the Planning Inspectorate for the act. The service road that has been to be put into the SVR site. So again what we haven't been what we haven't been given is a reason for why um, for why Sealink require such an such an increased amount of land. I think regardless if it is under option from, um. Well, not all of it, is it anyway, but um, is um is even if it is to do with SBIR, why does it need to be so much more? Why is it needed for the implementation of their project? Um, that's what we can't understand.

01:07:33:14 - 01:08:05:11

That's why we asked not to have right, the compulsory acquisition rights granted on it. Because if it's good enough for one project, even in the, um, what's it called? The plans document. It can show it shows where Sealink plan to construct their road. And normally the answer we get stock answer we get from Sealink because it's required for mitigation. But for us that just that's a really a sort of ambiguous use of land that can mean anything. Can it just it's very open to interpretation. But we want to know why it's needed for the project and necessary necessary for their completion.

01:08:05:15 - 01:08:37:17

And we haven't been given that. And that's why we ask that. It's yeah, the compulsory acquisition rights aren't given, given to them on those parcels of land because they're heavily, detrimentally, heavily detrimental to our farming business. For example, on the field that you can see outlined there, it will reduce it to about two hectares. And in modern farming practices that's just unviable. So rather than just losing the land that's shaded in brown, um, we'll effectively not be able we will we won't be able to make money out of the surrounding, this surviving land on that field. It would be effectively be a waste of time for us.

01:08:37:29 - 01:09:03:24

Um, yeah. But the way the efficiencies are gone and hence, while we're relying on the other, um, the other enterprises we have got on the farm, such as the Christmas trees to help, um, yeah, sort of keep ourselves, um, with the living. Really? Because, um, I've got two other siblings as well. We're all partners as well, so we need to, um. Yeah, we're trying to keep growing, but, um. Yeah, losing so much land and where we deem it to be unnecessary to us, it's. Yeah, it's quite painful. Really?

01:09:04:10 - 01:09:13:09

Yeah. No, I, I understand your concerns. I saw a hand up for Mr. NS for SPF, but can I just get the applicant to just comment on those points first, and then we'll go to SPR?

01:09:13:19 - 01:09:20:08

Yes, sir. For the applicant. Um, ma'am, I understood, um, Mr. Ricks to refer to 220 E and 220 f.

01:09:21:03 - 01:09:22:10

A b and f.

01:09:22:21 - 01:09:27:08

B and F um, those are both under option to spr.

01:09:28:08 - 01:09:29:04

F, isn't.

01:09:29:27 - 01:09:32:28

It? Is or. It certainly is on my list.

01:09:33:04 - 01:09:36:27

It's in the DCA, but it's not on. But anyway, um yeah.

01:09:37:14 - 01:09:42:14

So is there is f I can't see from here, but is that the one next to B I can't tell from?

01:09:42:16 - 01:09:44:27

Yes, yes, it's the triangle.

01:09:44:29 - 01:09:51:03

Okay. Um, maybe SPR can shed some light on this. Uh, Mr. N, would you like to comment?

01:09:51:24 - 01:10:26:14

Yeah. Yes. Uh, on behalf of the SPR interests, um, what I was going to say is that, uh, I think, uh, um, recognizing there is a complexity to the situation of, um, this particular, um, matter with Mr. Ricks in the sense of we have ongoing dialogue with Mr. Ricks about, uh, purchases and matters which were where we're going to seek to take land and other parts, which we're not. Um, and in that context, the current book of reference is, um, inaccurate in the sense of land where we are reputed owners.

01:10:26:29 - 01:11:10:11

Um, and in that context, there was quite a lot in the book of reference. That's not right in relation to these matters. Um, and I'm not going to sit here and take you through all the plots of what's right and wrong, but you need an accurate book of reference. And that's why, rather than sending each other information, we're going to have a meeting with the applicants to to go right through all the plots to make sure, um, that they're accurately reflected in the book of reference. Um, and also to explain some of the background as to where we've got to, uh, in terms of the land purchases and what is, uh, Proposed because of a clear indication now of the further plots that were likely to purchase and those of which we are not.

01:11:10:13 - 01:11:41:19

Um, so that's really why it is essential that at that next meeting, we, we, we, we resolve all the wrinkles in relation to the book of reference and make sure that it's as accurate as possible, but also to make sure that we're, um, that they fully understand where we're proposing in terms of Mr. Rick's or the Rick's landholdings as to what it's proposed to be taken and what is currently not. Um, because it will be around what we collectively have needed to deliver the SPR discharge documentation.

01:11:41:21 - 01:12:15:06

So that's really where we're at at the moment. But I thought it was important that, uh, we also recognise the complexity of the the ongoing landholdings of Mr. Rickson, that we continue to try and work effectively with him in relation to those matters. Um, and obviously we seek to try and share that with the applicants as well. So it is a tripartite issue. But equally, we need to make sure that the base, um, book of reference is accurate and respect for these matters. And there are other, uh, land plots where we are reputed owners, where we're clearly not.

01:12:15:14 - 01:12:36:24

Um, and I'll perhaps address that when we come to SPR as to how we propose to go about trying to, to resolve these matters. But I thought it was helpful just to let you know, there is, as I say, ongoing matters with Mr. X about ongoing purchases and other matters where we're clearer that at the current time it's not intended to to purchase plots or. Um, so I hope that's clear. Thank you.

01:12:36:26 - 01:12:41:11

Yeah. You said there's going to be a meeting. Uh, when is that meeting ever held?

01:12:43:12 - 01:12:45:05

My understanding is it's next week.

01:12:46:15 - 01:12:50:14

Okay. Um, and would like the applicant now just comment what spr I've just said.

01:12:51:05 - 01:13:14:16

Yes. Um, sorry for the applicant. Well, I think I think we agree that there is this need for the tripartite discussion and for clarity from SPR because they have the option. But clearly we need to know what is going on and what the accuracy is. So I think we we think that, um, this was the missing part of the puzzle. Um, right now there has to be that meeting and there needs to be that clarity. And I think SPR are the ones who can provide that.

01:13:16:10 - 01:13:18:15

And it's next Wednesday is the meeting.

01:13:20:03 - 01:13:25:18

Thank you. Um, Mister Riggs, are there any other plots that you'd like to raise now?

01:13:26:06 - 01:13:57:29

Um, 220 D but, I mean, we're going to probably get the same response from the applicant and, um, SPR, but. Yeah, but the point is, really what we're concerned about is unnecessary. Well, plots of land being given to us like, um, 220 D, for example, is our access being in between the two, two remaining fields, um, that we have, um, that we have less left, but, um, for c length, they put it down in their response to, um, what I submitted last time.

01:13:58:05 - 01:14:33:06

Um, they said, yeah, but we we need that. They initially said we could have it for access, but then having access agreement over it. But then why do they need it? Um, and secondly, they say that they

want it for landscaping and mitigation, but it's so close to pylons you can't really plant under there. I think that'd be madness to accept. And then, um, yeah. And just for us, we want to make sure that we can maintain our access between the two fields. And we don't think it's necessary for the delivery of the project, really, for them to take this bit of land and it falls outside.

01:14:33:24 - 01:14:45:27

Um, the plans. Um, well, their plans, as we understand anyway. And it was left it has been left to us, um, and by the previous project to, um, to allow access between the two fields.

01:14:46:11 - 01:14:50:07

Okay. Um, can the applicant respond to that point, please, about this plot?

01:14:50:12 - 01:15:09:09

Well, I mean, again, this is subject to the SPR option, so I think it'll be the subject of discussion next week as well. Um, this this issue, it's obviously subject to the option. Mr. Ricks has signed that agreement, but Mr. Esper will no doubt be able to give us more information and we'll take it forward. I think then I'm not sure we can say much more at this point.

01:15:09:11 - 01:15:09:26

Okay.

01:15:11:04 - 01:15:14:00

Buckley. Sorry. Mr. Buckley, I think has something to add here.

01:15:14:07 - 01:15:46:23

Yeah. Um, James Buckley, on behalf of the applicant, I mean, we we have no issues with, um, the Ricks maintaining the right through there to access their field. Uh, it is at the end of the mitigation planting that is currently in the SPR proposal, but was originally potentially taking that mitigation further. So as the again, as the land ownership changes, but also as um SP are of discharged their conditions and that's now a signed off, uh landscaping plant. That plot is now not being used for landscaping, but originally it was part of their landscaping.

01:15:46:25 - 01:15:52:24

So we'll have that discussion with SPR. And then we'll have a look at the effect of what that does on the plant.

01:15:53:03 - 01:16:11:24

Yes. It sounds like we need to come. We need to find out which plots of actually SPR, which plots are not taking an option, which plots you actually need. Um, because it could be the plot to 20 D um, you don't actually need the sieve of the top edge of that plot. And it can be it can be taken.

01:16:11:27 - 01:16:14:02

That to do the works to the overhead line.

01:16:14:08 - 01:16:17:16

So you will need but you're going to need to compulsory requirements.

01:16:18:03 - 01:16:20:09

That's fine. But that doesn't require ownership.

01:16:20:11 - 01:16:24:06

Surely we'll review that with the with the SVR.

01:16:24:08 - 01:16:54:20

Okay. Um, so can I have an action point? Mr.. VIX, it would be really helpful if you could supply to me a list of each plot where you still have a concern and just like a one line and what the what the objection is, just so we can narrow down to, to where the particular areas are. And then once we know which of those plots are SVR plots or which plots the seedling plots, then we can we can go from there to work out how we can, um, uh, try and come to his office. Some of your objections.

01:16:55:02 - 01:16:57:13

Would you be able to have a deadline? Six.

01:16:57:20 - 01:17:12:08

I could definitely do that. There is only there is one, but there is one. Actually, there's there is one plot outside of the, um, SBR option, which we'd probably discuss today, and it's to do with an access track where it's an access that they wish to obtain, which is plot 211.

01:17:12:11 - 01:17:14:27

Okay, if you could show plot to 11 plays on the screen.

01:17:14:29 - 01:17:17:24

Because I agree, I won't waste any more of your time on, um, no.

01:17:17:26 - 01:17:18:11

No, no.

01:17:18:13 - 01:17:19:13

This is discuss. Yeah.

01:17:19:19 - 01:17:25:02

Not wasting my time. This is really important. And we do want to solve, um, solve some of your concerns.

01:17:25:08 - 01:18:09:29

So plot 211. This is an access route that they seek to obtain. But for us as farmers, this is by far the most impractical way of getting to the. We understand the need for them to get to the joint inspection base. Absolutely. Um, that's. Yeah, reasonable. If the project's going to be implemented, they need to. But rather than drive all the way through an Arab, well, a productive arable field, um, we have brought up numerous times over the last year, but nothing with the response we had from Malcolm McLaren slash National grid has been they they do not wish to look at alternative accesses of

screenshot, the emails or whatever I've had on my notes from the meetings we've had in my response to the Planning Inspectorate.

01:18:10:01 - 01:18:37:06

But we've suggested either going along the hard standing footpath that's being placed by the in the landscape mitigation process, or there is an existing trackway which takes them within 30m of the within 30m of the um of the joint, the joint inspection base. Um, so why they need to drive through a productive arable field? Um, so far it doesn't make sense to us. And that's why our objection is with that.

01:18:37:24 - 01:18:41:24

Okay. Can the applicant just comment on on this point in terms of this point? Yeah.

01:18:41:26 - 01:18:53:17

But now the overarching point I would just make, again, this is one of the plots that we think is under um, SPR and option. So that would again be the subject. We can't really comment until we clarify this issue.

01:18:53:19 - 01:18:59:06

You subdivided the plots that are in answer to 11 is not. I'm telling you that.

01:18:59:24 - 01:19:01:22

211 is on our um.

01:19:01:24 - 01:19:05:00

There's clearly some confusion over SPR.

01:19:05:16 - 01:19:06:04

But anyway.

01:19:06:06 - 01:19:08:04

Yeah, resolving urgently.

01:19:08:06 - 01:19:10:17

Which is that the purpose of the meeting next week.

01:19:10:19 - 01:19:25:26

Can you for deadline six or earlier, if you can give me an update on this meeting with, with a clear description of what happened. Who who is who is only what plots? Um, because we clearly need to know this before we can try and work with Mr. Rick to sort out his objections.

01:19:26:11 - 01:19:50:18

Because I also feel like I won't be able to get a fair representation. And being able to sort of question this because there isn't any more hearings or anything after that. It's only written, one written submission. I feel like this will be quite like I don't feel I can get a fair chance when this is altered due

to their meeting next Wednesday. I don't feel like I can get a fair, fair representation or to represent my points or, um, scrutinize and look at the plans that they put forward.

01:19:50:26 - 01:20:05:08

No, I understand. Um, can we have, um, can we arrange that a meeting is set up soon after the SPR meeting that you're having with Mr. Rix, so you can continue negotiations and give me an update on what happens in that meeting. Yeah, we.

01:20:05:10 - 01:20:06:08

Will do that.

01:20:06:12 - 01:20:23:13

Um, Mr. Ricks, if you can again give me any information, you can submit information to me at any time, all the way up to the closer examination on the 5th of May. In terms of what's going on and what's what, your concerns still are. And I will make sure that I, I look at both sides of the argument when I'm writing my report to Secretary of State.

01:20:23:21 - 01:20:25:08

Okay. Thank you very much.

01:20:27:18 - 01:20:41:15

I think now, as we've been going for a while, uh, we'll take a break. Um, if you're watching on the live stream, please remember to refresh your browser before you start watching again. And we'll adjourn now until 1135. Thank you.