



Hearing Transcript

Project:	Norwich to Tilbury
Hearing:	Compulsory Acquisition Hearing 2 (CAH2) - Day 1 - Part 3
Date:	29 April 2026

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FULL TRANSCRIPT (with timecode)

00:00:10:00 - 00:00:15:27

Good afternoon, ladies and gentlemen. It is a 1:45, so the hearing is resumed.

00:00:18:22 - 00:00:31:18

As we indicated after just before lunch, we would come back and we are now at number ten in the list, which is, uh, Richard Long Group limited.

00:00:33:14 - 00:00:35:16

Do we have Mr. Seward?

00:00:38:23 - 00:00:40:04

Yes we do. Good afternoon.

00:00:40:18 - 00:00:44:22

Good afternoon. Are you happy to put your camera on?

00:00:45:05 - 00:00:46:16

Absolutely. Yep. Let's just. Come on.

00:00:46:28 - 00:00:48:05

Thank you very much.

00:00:51:28 - 00:01:03:20

In that case, uh, Mr. Seward, you have, uh, five minutes to, uh, give us your initial comments. So start when you are ready.

00:01:03:27 - 00:01:43:11

Fantastic. Thank you. Uh, firstly, thank you very much for the opportunity to speak at the hearing today. Very much appreciate that. I'm attending today's session to represent the Richard Long Group. The basis of my attendance today is to highlight our concerns in relation to the impact that the applicant's proposals will have on our fully consented utility scale solar PV capability that will be located on land adjacent to the village of Bracken Ash. The applicant's proposals will result in the new overhead line running directly over our consented solar PV facility.

00:01:44:23 - 00:02:22:25

Our solar PV project itself has been in development for approximately six years now. A grid connection for the scheme was secured in 2024. Planning consent was granted in July of 2025. Pre works are currently underway on site with full site, full site construction works due to commence in Q1 of 2027. It is intended that the solar PV facility will be installed and fully operational, generating and exporting to grid by October of 2027.

00:02:25:00 - 00:03:08:01

Our issues in relation to the proposal from National Grid. Uh, first of all, uh, it seems to be a little bit of a common thing, uh, but it's, uh, a distinct lack of progress that we consider has been made with National Grid and Fisher German. During the process. The applicant has been aware of our development since at least August of 2023, with initial dialogue taking place between both parties. At that point we have attended various sessions with the applicants team to review their proposals and shared our own proposals, and we have worked with them to constructively conflict their scheme and ours.

00:03:08:29 - 00:03:46:07

Frustratingly, minimal progress seems to have been achieved despite our best endeavours, with minimal technical information provided for our review and consideration. We proposed potential mitigation with regards to a minimal realignment of the proposed route, but no tangible progress has been provided in pursuing these proposals, and we are currently working with the applicant on an updated statement of common ground, but that is yet to be fully agreed with regards to impacts.

00:03:46:09 - 00:04:18:06

Should the current proposal be implemented, we will incur considerable impacts on our scheme from both an operational and economic perspective. Key factors for consideration here include, but are not limited to, the economic loss during installation works that are proposed to be undertaken by the applicant. Ongoing economic loss due to shading from overhead line towers. Ongoing economic loss due to the potential permanent removal of solar PV panels for a national grid exclusion corridor.

00:04:19:05 - 00:04:49:18

Economic impact of adjusting existing EPC EPC design to incorporate national grid considerations. Loss of economies of scale. If we have to install less assets and purchase less assets in the first place, and any costs that are associated with removal of the panels to facilitate National Grid's proposals. Uh, our summary essentially is our primary concern is why does the proposed route need to go across our site? It's that simple.

00:04:50:07 - 00:05:20:12

The proposed alignment of the National Grid route is towards the periphery of our site. We proposed that the route be moved slightly east to avoid our facility entirely. This was first suggested in August 2023 when dialogue commenced. We do not believe that reasonable justification has been provided in relation to the route being proposed by National Grid, and we've asked for this. This essentially justification to be provided, and we are still awaiting a response.

00:05:21:13 - 00:05:41:21

To facilitate these proposals, we will need to remove a fully installed and commissioned utility scale electrical distribution capability, something that I'm sure we would all want to avoid. We believe this is completely unreasonable, certainly, when taking into account the perceived viability of simply relocating the line slightly to the east.

00:05:43:23 - 00:05:47:28

That essentially is the end of my proposal.

00:05:49:18 - 00:05:57:23

Thank you very much for your submissions. In that case, I shall immediately turn to your national grid and ask for their comments.

00:05:58:00 - 00:05:58:19

Thank you.

00:05:59:06 - 00:06:18:23

Thank you sir. Have a sergeant for the applicant. I'm just going to ask if we could put up the plans or the atlas in relation to this. And then I think it will be Mr. Crawford to respond on why it is that the scheme needs to be where it is and couldn't be relocated as, um, the affected person has just suggested.

00:06:24:07 - 00:06:55:25

Josh Crawford, on behalf of the applicant, I'm just waiting my colleague to get to the relevant location on Smart Atlas. Um, so yeah, um, the section of overhead line that is in question here is between RG 18, which is the angle pylon. If you want to zoom in a little bit please. Yep. Thank you. So it's the angled pylon at the top sort of middle top of the screen there that then the alignment headed in the southwest direction. In between, you can see the two blocks of woodland shaded with the green on the mapping to RG 19.

00:06:55:27 - 00:07:31:15

And that is the next pylon, which obviously as identified by the AP to the eastern edge of the solar farm, which extends kind of it fills that gap between. You can see the three blocks of woodland on to the east and the two to the west. It kind of fills from that eastern bloc all the way across to that western block. And then a little bit, I think, to the south of the block as well. The reasoning for the alignment then, if you can just turn on the listed building as well, please. Sorry, I turned away if you missed that. The listed buildings please. But so we did look at alternatives to divert or slightly to the east and to the south and then back across to the alignment.

00:07:31:18 - 00:08:08:01

But that brings the alignment when it goes through that building that brings the various ecological ecology concerns, but then also takes the alignment in a more southerly direction directly towards the grade two star listed Flodden Hall. It's just towards the bottom of the dots. The blue dots there or red dots. Exactly. Just there. So that was the reason why the reasons for not going to the east and to the west. Not seeing if you can kind of picture it in your head. The layout of the solder in between those blocks of woodland. It would be quite a significant diversion routing kind of west and then directly south back to the alignment with the additional angles.

00:08:08:05 - 00:08:45:12

Additional pylons required less compliant with the Holford rules to kind of route around the site for what we think is, as mentioned, is an oversell on me. There's no pylons proposed within the site itself, so it would just be the conductors in the operational phase of assailing the panels, which is not uncommon across kind of the network. Um, and just in lieu of that, and something that was asked at and in response to alt 1.8 and CA 1.2, one of the written questions, we provided an aspirational and commitment register, if you recall.

00:08:45:25 - 00:09:21:11

Within that, we had already identified one for pylon RG 18, where we put a kind of an aspirational commitment on our GGP contractor partners to make sure that pylon isn't moved further south into the solar site and to engage further on the routing of the whole road, which is also as close to the east as possible, not in the tree vegetation offset from the woodland on the east. We do need to keep relevant distances from the route protection zones, etc.. There is a slight encroachment on that eastern side of the of the solar farm, but we've tried to keep all of the impact as far to the east of that solar development as possible.

00:09:21:29 - 00:09:24:09

And I think that is probably the summary.

00:09:30:02 - 00:09:31:18

Okay. Thank you very much.

00:09:33:24 - 00:09:39:08

If I can say, Mr. Sawyer, do you have any comment that you wish to make on the basis of what you've heard?

00:09:39:10 - 00:10:16:18

Yes, I do. Yes I do. Thank you. Um, firstly, um, I'm interested to understand the terminology or the definition of slight encroachment. Um, the images that we've seen so far, um, do not demonstrate a slight encroachment on the site. Certainly not for the purposes of the build process. Also, we have not been given any indication in relation. I did raise this and reference this in my, uh, in my overview a second ago in relation to an exclusion corridor.

00:10:17:07 - 00:10:51:03

Uh, we understand and we very much appreciate the fact that the effort has been made to locate the the pylons. Uh, the suspension tower one is a, uh, attention tower that they will be located outside of the the actual plot on which the solar PV facility is going to be built. So that is very much appreciated. And we understand that conductors will not cause a massive amount of shading, and the pylons may, however. Do so. Um. I think our gravest concerns are in relation to the potential exclusion corridor.

00:10:51:20 - 00:11:24:22

Where are we going to be told that we can't have our panels there? Um, not only during construction, but also in perpetuity and also, um, all of the considerations that need to be taken into account to facilitate the applicants works on our scheme. Bearing in mind that our scheme will be there, it will be fully installed and it will be generating at the time. So there is a considerable amount of upheaval that will be brought about by this.

00:11:24:26 - 00:11:31:04

I did also note that there was a reference made to ecological concerns, uh, because of woodland.

00:11:32:24 - 00:11:42:10

Um, it would be, uh, we all understand that there would be ecological concerns with woodlands and work around woodland. Um,

00:11:44:08 - 00:11:50:00

but at the same time, there are there are things that can be undertaken to overcome that.

00:12:00:00 - 00:12:02:09

I don't have anything further to add to that, really.

00:12:02:16 - 00:12:04:27

You've got nothing further. Okay,

00:12:06:26 - 00:12:09:18

I'll give the applicant a further rate of reply.

00:12:11:18 - 00:12:26:12

And have a sergeant for the applicant. Thank you sir, I'll just ask Mr. Crawford. And also we have Dan Kinsley from Fisher German, who I know who has been involved with this part of the route as well, whether either of them have anything they want to say in response to the points that were just raised.

00:12:28:16 - 00:13:06:12

Josh Crawford, on behalf of the applicant, um, with regards to the woodland, um, obviously we do have the kind of the Holford rules that kind of guide us in our routing and siting kind of principles. So where possible, we seek to avoid all all woodland that we've managed to avoid. That said woodland. And it's just the oversell, I think, on the planning balance, we thought that was kind of the right decision. Amongst other factors at play here. Um, and then yeah, with regards to the 30 meter exclusion zone, that's more kind of associated around with operational operational maintainability around pylons themselves and not the not the overhead conductors.

00:13:06:20 - 00:13:12:03

Um, I do believe that it becomes more of a compensation claim area. So I'll hand over to Dan.

00:13:14:09 - 00:13:44:18

Daniel Kinsley on behalf of the applicant. Um, just in regards to the exclusion, I think we've to be clear, I think we've tried to, uh, as much as we can in regards to reducing the impact with the the whole road location, the site being pushed as far as we can to the, to the east. Um, at the moment that's been looked at as a priority. I think previously the meeting on Monday we had this week, you asked for clarification around what that may look like. I think you're working hard to try to get that information back to you by the end of this week, I think. Regards to the pulling area and the exclusion zone as well.

00:13:44:22 - 00:13:53:26

Looking at that, that's going to be required again in construction or in maintenance. And again, that is going to try to clarify that as soon as possible with a leading time by the end of the week.

00:13:56:14 - 00:14:00:10

Which I think are probably two of the most impactful areas, especially on the PV panels.

00:14:03:26 - 00:14:15:20

What's the process for taking this forward? Are you still in negotiation, or are you with heads of terms, or are you in dialogue between the parties? I mean, where are we? Are we moving this forward?

00:14:15:26 - 00:14:54:22

I think at the moment it's been progressed mainly by a statement on the ground, which I think we engaged in July last year to try to do that. That's been an ongoing process to try to, again, sort of raise issues from both sides and see if we can take that forward. Um, we've had regular meetings and again, 2 or 3 back end of last year and a couple again this year. We won this week just to try to increase that engagement. And some of it is with our construction partners in regards to the design elements. So I think that's been pretty quite crucial to try to get to a stage where we've got those design, um, areas better understood in order to be able to try to then move on to our next stages.

00:14:56:16 - 00:15:08:11

And what would be the next stages, what's the end point, as it were? Is it to negotiate an agreement between the parties where you allow for that over sale, or.

00:15:09:04 - 00:15:10:14

It will be? That's correct.

00:15:10:16 - 00:15:15:12

Yeah. If that's not acceptable to the landowner, what's the solution?

00:15:15:17 - 00:15:22:18

Yeah. Okay. So Denikin's loan applicant again, it would be to, to reach an agreement for that over sale to be in place.

00:15:23:11 - 00:15:23:26

Right.

00:15:25:10 - 00:15:27:20

Mr. Stewart, do you have any comments?

00:15:27:24 - 00:15:49:21

Yeah. Sorry. Yeah. So it's not just the it's not just the oversell. I. You know, I would suggest that once the oversell is in place, that there is no exclusion zone at ground level where the the solar PV facility is, then that would be a very favorable outcome for us. Obviously. Um, our gravely concerns are in relation to actually facilitation of the works in the first place.

00:15:57:04 - 00:15:59:22

And that goes back to what was just being said about the, the

00:16:01:21 - 00:16:02:16

the route.

00:16:03:04 - 00:16:08:22

Is it the whole road. It's the whole area that's required for pulling the cables and everything else like that.

00:16:08:24 - 00:16:09:29

Yeah, yeah.

00:16:10:21 - 00:16:24:09

And as you've heard, they're in the process of reviewing that. So I assume once that's been reviewed that would be shared with Mr. Seward and any implications or any impact that would have on his landholdings and on, on this PV area.

00:16:26:23 - 00:16:28:16

Behalf of the applicant. That is correct.

00:16:29:05 - 00:16:29:24

Okay.

00:16:31:28 - 00:16:35:23

Thank you very much. Do you have any final comments?

00:16:36:16 - 00:16:38:11

No. Thank you very much for the opportunity.

00:16:38:23 - 00:16:44:15

Thank you very much. Applicant, do you have any final rating? No. All right. Thank you very much.

00:16:48:02 - 00:17:19:03

If we can then move to the Triton Farming Partnership. Um, so we have Mr. Charge Triton. I believe we have him online. Uh, I believe you will be keeping your camera off, which is fine. Um, so if you can just sort of let us know that you're available to turn your microphone on, say hello. So that we. So that we know you're there. And we also have, uh, your, your colleague, uh, who has approached her as well.

00:17:19:05 - 00:17:34:24

So, um, Mr. Triton, do you want to. You've got five minutes between you. I'm not sure how you're going to split that. and then we'll have a bit of dialogue between yourselves and the the applicant as well. But Mr. Triton, if you want to start.

00:17:35:28 - 00:17:38:01

Thank you very much. Can you hear me?

00:17:38:05 - 00:17:39:27

Yes, we can hear you loud and clear.

00:17:39:29 - 00:17:40:19

Thank you.

00:17:41:18 - 00:18:12:29

My name is Charles Tritton. I'm representing Tritton Farming Partnership LLP. Its members, affiliated parties such as Lowndes Farm and Lawrenceville Mineral Site, all referred to as TFP here.

Approximately 2% of the pylons and the length of the route are over our land, and the inspectors may be familiar with it as it includes one of the extended enlarged red corridors. Pylons 1182131. On the interactive map, this area is sensitive.

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

We have minerals, approximately 10 million tonnes of high commercial value. So I'm Tracey in the room. Will talk to you about that housing development Chatham Green high value Location. North East Bypass, Bewley train station, Chelmsford Garden community are all near significant devaluation of the farm and its existing housing stock and significant implications on farming. First of all are engagement with National Grid. We have made representations and sought meetings from the very first stage.

00:18:46:20 - 00:19:20:18

As housing and minerals pre-dated the route announcement. So far we've had three meetings with National Grid, the last being last Friday. Historically, progress has been painstakingly slow, despite tight deadlines and importance. The last turn of the statement of Common Ground took National Grid nearly eight weeks. Having asked us to turn it around previously in 48 hours after the previous meeting, it appears they are also slow in responding to questions and are proposing deadlines.

00:19:20:20 - 00:19:22:16

Seven for resolutions.

00:19:24:01 - 00:19:49:04

We would prefer to do that quicker. Heads of terms. Just. They've been mentioned by a few people. They've only been sent to us via posted mail, and we have requested through our agent soft copies, which have not yet been received despite being chased. And those heads of terms are across multiple and the entire legal title numbers not just land required.

00:19:51:00 - 00:20:06:15

We two objections. We still believe that the Great Waltham alternative route proposed by National Grid is more suitable and whole field compliant, and we understand National Grid will look at that through their established internal processes.

00:20:08:00 - 00:20:44:13

Certainly the Red line corridor has been enlarged on our land to accommodate an alternative very local route B in addition to route to reduce, not avoid mineral and housing Sterilization in the absence of larger changes. The root. We are supportive of this. This enlargement follows discussions with

National Grid, but we are still awaiting final designs which have not been released several months later. The red corridor remains in large, which is not in our interest and is excessive for a CPO.

00:20:46:23 - 00:21:14:18

Alongside the widened red corridor, um is temporary and permanent. Rights must be reviewed and changed. The permanent rates at present are unsuitable for route A, as there are too many and all parallel over the housing and mineral areas, and become even more unsuitable with route B. We have suggested alternative permanent rate routes and National Grid suggest it made sense in a meeting on Friday.

00:21:16:04 - 00:21:47:03

There is a standard next. There's a standalone area near the A1 31 away from both pylon routes. It's not a compound, but it does have construction and access purposes with no permanent rights. We just wish for clarity on this and assume it's not subject to CPO, as it is valuable to TFP as it provides roundabout access for the champs of North East bypass and temporary possession powers.

00:21:47:05 - 00:22:15:00

We feel these are excessive, especially the road closures. Um, Goodmans Lane, Parker Lane and Borough Road are all proposed to be closed, which means that we will only be able to farm five out of 50 fields. All we ask is that state and common ground and heads of turn should be accelerated as they. So the CPO powers aren't reliant on pins. Anyway, over time. Tracy.

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

Okay. Thank you very much.

00:22:19:05 - 00:22:29:26

If we just swap over it again. Could you compress your comments and keep them fairly short and succinct? Thank you.

00:22:31:19 - 00:22:33:25

Simon. Tracy. Mr. Simon Tracy.

00:22:33:27 - 00:23:08:01

Planning director with with with breast aggregates. We've made representations before. Just a few short comments, if I may. Over and above what Charles has already said. Um. It designs geological investigations and environmental appraisal work for a quarry development at Lowndes Farm and at an advanced stage, a highly valuable deposit with circa 10 million tonnes exists at this location. It is a candidate site for the Essex County Council Minerals Local Plan.

00:23:09:01 - 00:23:32:27

We suspect National Grid did not appreciate the importance and extent of the mineral deposit, and is not fully catered for its location. In our representations, we've made reference to the NPF clause 222 C, which requires that known locations of specific minerals, resources of local and national importance are not sterilised by non mineral development.

00:23:34:18 - 00:24:28:27

TFP had volunteered alternative routes across its landholding. These have been ignored. Ng need to progress its designs for route B, which is the lesser of two evils within the order of limits, with a sense of sense of greater urgency. No significant progress has been made despite endeavours to do so. In terms of the CPO powers, we feel that the rights that are being sought on are unnecessary and disproportionate to the rights Ng actually require, and specifically great clarity is needed on working rights, ownership of minerals beneath the the easement, strip access arrangements, working restrictions and requirements in proximity to pylons and underneath the cables, and so on.

00:24:29:12 - 00:24:36:27

Ultimately, what retained rights will TFP have over and above the easement in general? Thank you.

00:24:38:18 - 00:24:39:21

Thank you very much,

00:24:41:17 - 00:24:42:14

applicant.

00:24:47:18 - 00:24:56:25

I have a sergeant for the applicant. I'm going to pass over to Mr. Winslow and then possibly to Mr. Crawford if there's anything that he can assist with on, um, routing matters.

00:24:57:06 - 00:24:57:29

Thank you.

00:24:59:11 - 00:25:33:07

Daniel, on behalf of the applicant, I think, first of all, in regards to, again, the meeting reference to happen last week, I think we presented the scenario B group B option, which I think was quite positive in regards to how we could try to minimize the impact on the quarry area and come up with some ideas there as to reduce the overselling area, which would have a minimum impact again on some of the quarry operations and appreciate, appreciate in terms of the statement of common grounds. Um, that has also been progressing, I think at the moment that is with yourselves for comment to take forward from there.

00:25:33:09 - 00:25:36:07

So we look forward to receiving those comments to be able to take that forward.

00:25:42:26 - 00:25:43:12

Uh, Josh.

00:25:43:14 - 00:25:44:00

Crawford, on.

00:25:44:02 - 00:25:44:27

Behalf of the applicant.

00:25:44:29 - 00:25:45:14

And want.

00:25:45:16 - 00:25:46:01

To share the.

00:25:46:03 - 00:25:47:02

Map, please. But.

00:25:50:00 - 00:25:56:04

Just in lieu of some of the comments about the kind of alternatives raised, just give it a second to catch up.

00:25:58:26 - 00:26:29:00

Um, so you can see the, um, the scenario B wide and odd limits there on the bottom of the screen.

Um, the green kind of shaded area with the proposed alignment that, I'm going kind of south westerly in a direction across it in the blue. Um, yeah. The scenario B enables the alignment to sort of from the top of where that bulge comes out to the east. We can go straight down to the south, adjacent to the ancient woodland, and then route west across the, um, the Chelmsford bypass.

00:26:29:02 - 00:26:59:16

Proposals that are also in this location to connect to the existing angled pylon just to the bottom left of the screen there. Um, alternative considered to kind of to avoid the site altogether. As you can see, there's quite a big block of ancient woodland that the, um, to the east of the old limits, um, along with some listed buildings just kind of directly to the west of the bottom end of that, um, um, ancient woodland rolling out of kind of localized western eastern diversion there to avoid entirely.

00:27:00:00 - 00:27:31:07

Um, the the AP also referenced the, um, the more western option at the Great Waltham, um, across to the west to the much larger diversion, which was about three kilometres longer with the addition of about 8 or 9 additional pylons, which was less direct. I'm not going to get into the details of all of that because that's, well, quite well documented in the various design development reports of 2020 425 and the corridor preliminary routing study as well, which will draw reference to in the written response.

00:27:31:09 - 00:27:33:19

But I'm hoping it was just a quick summary for you.

00:27:36:02 - 00:27:36:21

Thank you.

00:27:37:15 - 00:27:38:06

Thank you.

00:27:38:18 - 00:27:40:02

There was a couple of comments about.

00:27:42:10 - 00:28:16:06

Providing confirmation of route B towards deadline seven and comments around progressing things expeditiously that I say, do you have any comments about that and why we can't get confirmation of routing alignments into the examination earlier in the process so that we can get a bit of. Confirmation of what you're doing, as well as giving the landowner that certainty and clarity.

00:28:17:26 - 00:28:53:25

Josh Crawford, on behalf of the applicant, as I mentioned, this is something that the the detailed design partners partners are working on at the moment, working up the design, I guess in terms of the reason it was in put in as a scenario in the first instance is that the minerals site plans are not yet at an advanced stage to to refine the details, so the applicant does have a decision to make that which we're still working on, on on how we if we retain both the scenarios moving forward with a preference for one, or if we do commit to one in lieu of the fact that it's not yet actually an application in its own right.

00:28:53:27 - 00:28:54:28

I do not believe done.

00:29:00:00 - 00:29:00:15

Just in.

00:29:00:17 - 00:29:01:27

Reference to to to the deadline.

00:29:01:29 - 00:29:13:02

Seven. That's that's the reference statement of Common Ground, which is written in July. Just a commitment to try to work together, to try to achieve, achieve a desired solution ahead of that date.

00:29:13:04 - 00:29:43:28

I suppose the deadline seven was for finalized statement of common ground. We would expect that progressed statement of common ground or submitted up interim deadlines, so it doesn't stop you making progress and finalizing things before before deadline seven, as it were. So if that's advantageous to all parties, it would certainly be helpful to us, because the sooner that we get statements of common ground that are signed off and completed, rather than waiting till later in the examination, it does help.

00:29:44:00 - 00:29:44:15

Us.

00:29:45:05 - 00:30:16:03

Have a sergeant for the applicant. Thank you. So that's understood. We're not sort of taking deadline. Seven is the earliest by which we could provide you or any other party with an updated statement of common ground. So I know that Mr. Kindler, in particular, has been pursuing things with GGP with a view to them being able to provide us with the information we need to then enable the apps to engage. So it's not a resourcing issue. And yet or at the applicant, it's that, as Mr.

00:30:16:05 - 00:30:52:28

Crawford explained earlier, ordinarily detailed design doesn't come through at this stage. And so there is a limit to which we can sort of expedite and fast forward that. But we're, um, pursuing matters as far as we can with a view, obviously, to facilitating agreement with as many of the apps as we can. I mean, there will be I'll come back to this later if need be, but there may inevitably be some apps where if their objection is entirely premised on detailed design, it just maybe that we can't reach an agreement with them ultimately because it's simply not how the process unfolds.

00:30:53:00 - 00:30:59:22

But we are moving matters as far forward as we realistically can to try and get as many agreements in place as possible.

00:31:00:29 - 00:31:01:16

Thank you very.

00:31:01:18 - 00:31:02:03

Much.

00:31:02:27 - 00:31:13:06

Mr. Tyson. Have you got anything that you would like to come back to us on, on the back of what you've heard? And then, Mr. Tracy, if you can comment after that, but. Mr..

00:31:14:27 - 00:31:16:11

Mr.. Trenton, first of all.

00:31:17:18 - 00:31:51:14

Yes, I hear the applicants comments and look forward to faster working together. I would say that the red line corridor has been months gone to the exactly how many, but approximately five months or so widened. And I would ask the planning inspector that once a route has been chosen, um, that the Red line corridor shrinks to reflect one route, not both routes, which it is at the moment, with permanent rights being proportionate as well.

00:31:54:16 - 00:32:06:12

Well, we can either change the red line or we can look at whether or not Um class land is utilized to identify land that isn't necessarily subject to CAA.

00:32:07:24 - 00:32:21:07

Have a sight of the applicant. So, yes. Um, so far we've been going down the class eight route. So I expect that's what we would look to do here. But, um, if that's not accurate, I'll be told. And we can clarify that in writing.

00:32:21:10 - 00:32:22:13

Thank you very much.

00:32:22:22 - 00:32:25:15

Mr. Tracy. You have anything else that you would wish to add?

00:32:26:13 - 00:32:28:13

I know I'll come back to you. Sorry.

00:32:29:05 - 00:32:30:29

Sorry, sorry, Mr. Tritton.

00:32:31:06 - 00:32:38:19

I was just saying I'm less familiar with the planning terminologies, but, um, we'll come back. I will come back to you on that. But you may have some words.

00:32:38:21 - 00:32:39:13

Yes. Okay.

00:32:39:15 - 00:32:40:06

Thank you.

00:32:41:00 - 00:33:01:06

Yeah. Just to say we continue to engage, uh, we've made ourselves available. We've provided, you know, all the information you need to carry out your designs. The devil's in the detail. Um, we need that, uh, so we can conclude the heads of terms and statement of common ground. So, you know, the ball is very much in in in these guys court.

00:33:02:16 - 00:33:06:23

Okay. Thank you very much. Thank you. Any last comments from the applicant?

00:33:09:00 - 00:33:10:17

Okay. Thank you very much.

00:33:10:21 - 00:33:11:11

Thank you.

00:33:11:22 - 00:33:25:15

Thank you. So if we can move on to East Anglia three limited, represented by Craig Welton. Are you online?

00:33:26:07 - 00:33:27:19

I am sorry. Yes.

00:33:27:21 - 00:33:29:13

Happy to put your camera on.

00:33:30:10 - 00:33:32:05

I do have hopefully you can see me.

00:33:32:07 - 00:33:43:16

Thank you very much. I can see you now on the small screen. We'll just wait until it picks you up onto the main screen. But, uh. Right, you have got, uh, five minutes to make your submissions, so thank.

00:33:43:18 - 00:33:44:07

You very much.

00:33:44:21 - 00:33:45:06

Start there.

00:33:45:08 - 00:34:27:18

Thank you, thank you, thank you. Um, Craig Welton, Shepherd and Wedderburn solicitors representing Scottish Power Renewables UK Limited and East Anglia three limited. I should say, I'm joined in the room today by members of SP's legal team and members of the East Anglia three project team. The background to our client's position is set out in their earlier submissions, and I'd prefer the panel to the deadline three submission in particular of 10th April 2026, which is reference rep 3139. In summary, East Anglia three limited is currently developing the East Anglia three offshore wind farm authorised by the EA three Development Consent Order of 2017.

00:34:28:09 - 00:35:04:24

EA three limited is responsible for the delivery of both the offshore wind farm and onshore infrastructure, including the new onshore substation currently under construction at Bramford. ScottishPower renewables UK limited SPR is the parent company to E3 limited, and it is also the freehold owner of land comprised within the onshore substation at Bramford for the East Anglia. One offshore wind farm. And as detailed in the representation of 10th April, the East Anglia one offshore wind farm began commercial operation in July 2020.

00:35:05:11 - 00:35:36:27

The East Anglia one transmission assets have themselves been transferred to an offshore transmission owner, Transmission Capital Partners, from whom I understand a submission was accepted yesterday. E1 and E3 shared an access to their onshore substations and a substation, which provides drainage to both. Both the access route and drainage are located on one for which SPR is the freehold owner. The land acquisition rights under the draft order.

00:35:36:29 - 00:36:17:01

Impact on SPR and E3 in a number of respects. Firstly, the E1 and EA E3 substations require continuous 24 hour, seven day a week access to ensure their operational integrity. Of relevance to this issue, the applicant is proposing first the permanent acquisition of land that currently forms part of the existing access to the substations. Second, the applicant seeks the ability to create various rights over land, such as rights to access and take possession of land comprised within the operational EA one substation.

00:36:17:11 - 00:36:47:15

And thirdly, the outlook can also seeks the ability to create rights over a land that, if granted, could prejudice the ability to access both the substations and surrounding infrastructure. For example, the order seeks powers to create rights that would give the applicant the ability to limit and prevent use of

Bill and Wayne and Bill and Lynn as the sole means of access to the substations, and also gives access to the sustainable urban drainage system essential to the operation of both of those.

00:36:47:21 - 00:37:20:07

This is an addition to the powers of temporary closure of streets and public rights of way contained in article 16 of the draft order. And as well as these critical operational issues, the development consent orders for both E1 and E3 contain ongoing obligations relating to landscaping that the proposed acquisition by the applicant would render very difficult, if not impossible, to fulfil, potentially placing those developments in conflict with the requirements of their own schools.

00:37:21:08 - 00:37:57:17

There's also a lack of clarity as to what is proposed, the statement of reasons why the various work packages for which SPR and EA 31 is said to be needed, but from the applicant's work plans, that does not seem to be the case. By way of example, there is reference to requiring numerous plots for construction compounds, but it is not at all clear if that's correct. As such, and in its current form it cannot be said the order satisfies the relevant legal tests for compulsory acquisition in the public interest, and in particular the tests in section one, two, seven of the act, which are of course engaged in respect of these plots.

00:37:58:06 - 00:38:28:12

We consider that these issues can be avoided, and therefore the order in its current form is not proportionate. However, in that context, it's also important to recognise and acknowledge the engagement with the applicant. A draft heads of terms for an interface agreement has been provided, and there have been exchanges, and some clarification on that draft has been requested from the applicant, including a plan providing more detail on the works proposed. For the reasons that I've referred to.

00:38:29:07 - 00:39:04:11

Heads of terms for a voluntary land agreement were received on 10th April and these are under consideration, but any such agreement will be required to sit alongside the interface agreement. And our clients have also provided the applicant with an updated draft of the Statement of Common Ground. And comments and this are, as I understand it, awaited and are expected from the applicant this Friday. There was also a meeting earlier this week, and I understand the meeting is planned for Tuesday of next week to discuss matters in more detail. I would hope that following that meeting, we will be in a position to respond to the applicant in this draft.

00:39:04:13 - 00:39:33:09

Heads of terms in respect of the Interface Agreement for deadline for. Finally, um, it should be said that we're mindful that a number of the concerns identified with this application are similar to those encountered with the applicant's previous Bramford to twins, their DCO where a resolution was reached, and that would indicate that the issues here are capable of being addressed, provided the renewed engagement from the applicant continues, and we're optimistic that that will be the case. Thank you sir.

00:39:34:25 - 00:39:39:25

Thank you very much. Could I ask the applicant for any response?

00:39:41:18 - 00:39:56:06

Um, I have a sergeant for the applicant, so I'm very grateful for that summary on behalf of the affected person. I don't think there's anything that we particularly wish to add to that, unless there's any specific questions from either you or Mr. Sims.

00:39:57:00 - 00:40:32:26

Uh, no, I just I suppose the whole issue of the interface with other DCS is, is a alive and very important issue for us in the context of that. So the progress of the interface agreement in this particular issue is obviously important. But I assume that whenever you're submitting your various deadline submissions, you will update those documents and reports that have those aspects within them that will also tell us what your interface is with other DCS.

00:40:32:28 - 00:41:19:08

So so that will be there as well. Um, I suppose you're making progress. You're in discussion. That's all that we can ask. Again, I plead to make sure that that's progressed as quickly as possible. And obviously, if the written submissions cover the issues that you've you've done, and then that will give the applicant a chance to respond to that. And obviously, our deadline for then if you're saying that there would be further information submitted at that stage where you'll be able to respond at deadline forward, and you can include some of your comments in to supplement what you've said today because of further progress that's been made, that will also be helpful.

00:41:21:09 - 00:41:22:14

That's understood. Thank you sir.

00:41:23:04 - 00:41:27:25

Thank you very much. Any final comments then from East Anglia three.

00:41:28:19 - 00:41:29:24

No, thank you very much, sir.

00:41:29:26 - 00:41:32:21

Thank you. Thank you very much. Thank you.

00:41:35:13 - 00:41:58:20

Okay. So if we can move on, the next person I have on my list is a mr. John Stacy. Is Mr. Stacy in the room? Mr.. If you'd just like to approach a seat, take a seat. Um, when you're ready and you're comfortable, just turn your microphone on, which you have done.

00:41:58:22 - 00:41:59:13

Thank you.

00:41:59:25 - 00:42:00:24

Good afternoon.

00:42:01:07 - 00:42:34:08

Thank you for thank you for hearing me today. I'm here to endeavor to protect our families well-being and quality of life in the future and protect our farming business. We live near Witham, and we'll be hosting four pylons that run right through the middle of our farmyard or through the farm. And you have calculated that the nearest pylon could be 70m from our garden and 90m from our house. The line will cross over our horse paddock, which will mean they will need permanently relocating along with the large stables and paddocks.

00:42:34:13 - 00:43:06:26

We have attended numerous meetings with Fisher German either on farm one online and one at fork one all of limited value. We have attended drop in center's drop events, as well as several webinars to try to get more detailed understanding of the scheme. At every opportunity, each site visit and consultation. Representation, representation. We have asked to move the line and the closest pylon away from our house and our horses. National grid had never directly responded to our press requests.

00:43:06:28 - 00:43:40:24

We had to find the answers in the new documents with the application. National grid have made claims that the response was sent to our land agents, but this was not the case. National grid claim there had been dialog, anything but our main issues our house for our house for virtual visual impact, along with the noise and dust and close proximity of Parliament TV 98 is of major concern. Braintree District Council have independently highlighted major concerns for our property.

00:43:41:04 - 00:44:12:21

National grid dismissed both of our concerns, saying that the VRA, which is the visual residential amenity assessment, is not breached and that the project is not considered to be unpleasantly encroaching or inescapable, dominant overall in the views from the residents. Bear in mind it's only 90m away or potentially could be, which is our assessment. Our horses will need permanently moving at great expense with reciting of the Paddock Stables, as stated earlier.

00:44:12:26 - 00:44:45:06

National grid are aware that this will be of a huge problem for us, but refuse to engage with us until we have a meeting now, next month on May 12th. But we are waiting to hear the viewpoints, so we may still have that same position. If TB 98, 97 and 96 could be moved, it would allow TB 96 to be situated from the wettest field. We have the most inaccessible area of our farm, which would surely be better for National Grid.

00:44:45:17 - 00:45:23:02

Reciting would aid construction and maintenance due to for about five months of a year, TB 96 would not be accessible due to the wet conditions experienced there. Another issue is a plan to underground the existing UK power network overhead line. We were told that this would run along the existing overhead line around the edge of the fields, but in June 25th we were surprised to see fresh maps which had a coloured line through our farmyard right in front of our grain store, and that the farm track and adjoining existing overhead line.

00:45:24:05 - 00:46:08:02

We found out that during a requested zoom meeting with Fischer German that this was the overhead line undergrounding. At the subsequent meeting with Fischer German. They knew nothing of this

because they didn't have this glorified smart map, unlike the online event earlier. We're now going to have our first meeting with UK Power Networks sometime in the distant future. Sometime. I understand this will be a major problem. This UK power line being repositioned in front of our grain store and the construction element as it's right in front of a grain store, and it's right for our concrete farmyard and driveway, which would completely split our farm in half for an extended length of time, or for an indefinite length of time, and for a period we don't even know when it's going to happen.

00:46:08:11 - 00:46:39:17

Going forward, we've had initial accommodation, works with meat works, meeting with Fischer German two months ago, and we are only now having the meeting hopefully on the 12th of May, but this is several years too late. This should have been done at the onset. We needed information and discussion with dialogue on this project from the start. For instance, the eventual outcome with crossing points will make a significant difference in our ability to farm the area being cut off by the whole roads.

00:46:39:24 - 00:46:42:09

Another concern is that farm security.

00:46:45:23 - 00:47:23:08

At this time, the fund is only accessible through electric gates. The whole road and compound will open the farmyard up. Looking at the heads of terms. There are issues which have been highlighted earlier. They're expecting us to sign, to allow them to ask for, not to object to any planning application on our land. We also have to accept dewatering. The design hasn't been stated yet and also the affected utilities, which is to my surprise, are expected to pay for their works because they've been asked to move them by National Grid and we will have to seek compensation, I understand from them.

00:47:23:10 - 00:47:28:24

And utilities are renowned for being bad payers of compensation. Thank you.

00:47:35:16 - 00:47:39:18

Thank you very much. If you could, anything that you would wish to say.

00:47:40:05 - 00:48:00:15

Thank you sir. Have a sergeant. On behalf of the applicant. If we could get the, um, smart outlet for this, um, AP, please. And then I'm going to ask Mr. Crawford in the first instance to, um, explain. Well, to summarize the justification for the routing, and then I will ask Mr. Bouton to respond on the points around engagement.

00:48:02:29 - 00:48:03:14

Thank you.

00:48:03:16 - 00:48:37:15

Heather and Josh Crawford, on behalf of the applicant. If you could just turn on the ancient woodland listed building, scheduled monuments and registered parking gardens, please. Just to give a bit of context, in the first instance, what's the loaded and on? Um, okay, so TB 98, you'll see the big area of

dark greens off to the right hand side of the screen, just below the OD limits there. That's an area of ancient woodland. And TB 98 is a couple of pylons along to the west from there.

00:48:38:00 - 00:49:18:11

Um, through the different realms of um consultation, feedback, review, assessment, etc. we looked at various options routing to the south of our current alignment. You see, you'd need to deviate quite significantly south to get around those ancient woodlands to avoid the ancient woodlands. And then as you progress to the west, you can see a lighter shade of green at the bottom of the screen there. And that's the football estate, grade one listed buildings and registered parking gardens, which you need to route in close proximity to before coming back up to the north west to the angled pylon that takes you on towards the cable seeing compound just north of first on the west of the screen there.

00:49:19:03 - 00:50:10:17

We also looked at options to the north of the alignment as currently Proposed. You'll see just on the top of the screen there in the middle, there's a pink shading, um, which is the grade one listed building and associated schedule monument at Crossing Temple. And then you've got the settlement of why not the kind of south southwest west of that location and various properties along the road, which again, further restrict kind of more significant alternative um, alignments, um, in terms of kind of more localized constraints, um, acknowledging the landowners feedback that TB 98 was previously moved, um, circa about 80m, I think it was to the west of the horse paddocks to try and get that out of those, um, that pylon out of those horse paddocks.

00:50:10:19 - 00:50:42:25

And so it wasn't always there, only there is limited scope on how much further we can move those pylons in that section. We do have technical guidance, electrical clearance, etc., that we need to adhere to. Um, so that's kind of the reasoning why the panels are spaced as they are. It's not not feasible to have them at significantly long span length one after another. Um, and in terms of the UK, PM, um, as mentioned, and as we've discussed before, the more detail on that design is being worked up by themselves at the moment.

00:50:42:27 - 00:51:21:29

Um, my understanding is the reason that is that UK drivers going through the farmyard is the existing poles that we need to cross. And as such, underground and off of the property and the garden, the existing um UK underground cable connection point with the service into the property and another pole line to the south of the property is to the south of the of the house. Um, in order to avoid routing the cable, the new cable through the garden or through the garden, or close to the property, it was, I believe, understood the most suitable option was to follow the track and connecting to that existing cable connection joint to the south of the property.

00:51:22:03 - 00:51:27:08

That is. Further detail on that will need to be taken away with UK PM to confirm.

00:51:28:25 - 00:51:30:08

I think that's a summary.

00:51:30:10 - 00:51:30:25

Thank you.

00:51:33:09 - 00:51:38:07

Stephen Barton, on behalf of the applicant. Um, just in regard to engagement.

00:51:38:09 - 00:51:38:24

And.

00:51:38:26 - 00:51:43:26

Next steps of engagement, as the affected party pointed out. Um, that there is.

00:51:43:28 - 00:51:44:13

A meeting.

00:51:44:15 - 00:52:16:24

Planned for the 12th of May. Where at that meeting, we will be looking to address and agree many of the outstanding issues with the affected party in terms of the relocation of the the horses and the infrastructure associated, that and the stables. Uh, also in terms of the practical matters around crossing points and things, uh, at that meeting as well, the UK PM will be present as well. So we can also discuss their works related and how they might affect the party. Uh, Pastor James, go in if there's any other comments? No.

00:52:22:05 - 00:52:23:17

Okay. Thank you very much.

00:52:25:25 - 00:52:27:09

Mr. Stacy, do you have any?

00:52:27:11 - 00:53:00:27

Yes. In terms of TV night, TV 96, the last three years, there's been five months where I haven't been able to access the proposed location for that. In terms of draft order limits, I suggest movements of pylons will be dictated by geographic geographical features, things like wet fields, so that Parliament will probably end up having to be moved, which then could bring a pylon right close to our house or ideally moved further away to the north, which would then facilitate 97 and 98 to be moved away from a horse paddock.

00:53:01:05 - 00:53:42:24

Um, 90. I'm not proposing 99 to be moved or the one next or the Hungry Hall, because that's a listed building and you're impacting that enough as it is. But just a small realignment outside of the horse paddock, as in the last report, would just lead to one more angled pylon, also pylon 98 because they moved it. Pylon 90 because they moved the pylon 98. Out of a horsepower that which is about 40m. But the construction compound was still adjacent to Horse Paddock. Um 9897 is right abutting the footpath, which again, is that what National Grid's intention is to have a footpath adjoining a pylon?

00:53:44:29 - 00:53:51:20

Can I ask the question what's what's not not what's National Grid's opinion of footpaths? Footpaths adjacent abutting um pylon.

00:53:55:20 - 00:54:00:23

Okay. Thank you. Is that your comments? I shall, if you put any questions there through us.

00:54:00:25 - 00:54:03:15

Yeah. Please. Sorry. Please. National grid. Yeah. Sorry. Okay.

00:54:03:17 - 00:54:05:07

It's through us. Do you have any other comment?

00:54:05:09 - 00:54:10:19

No. That's it. Thank you. Now when? On the 12th, I'll be able to point out the design elements where I feel could be changed.

00:54:10:21 - 00:54:11:15

Yes, indeed.

00:54:11:17 - 00:54:17:24

And unfortunately, unless there's a movement, we will not sign any with no intention to sign in the it's the terms.

00:54:18:20 - 00:54:29:23

In terms of the discussions about slave movement and things of that nature. Is would the movement that is being referred to kick it outside the order limits?

00:54:31:09 - 00:54:33:02

So yes, yes it would.

00:54:35:00 - 00:54:35:23

Thank you.

00:54:39:02 - 00:54:42:03

National grid. Have you got any comments on what you've heard there?

00:54:42:15 - 00:55:12:25

Josh Crawford, on behalf of the applicant. Um, I think just with regards to the footpath that there is many footpath and public footpath for the right of way, adjacent pylons across the network across the UK. Um, obviously, where possible we try to avoid. Well, we do avoid putting them exactly on the footpath, but it like being located adjacent. Yeah, it's quite common practice. Um, we will of course look to that particular one in detail. I'm sure there's comments in the public right of way, management plan, etc. that my colleagues could probably speak on if needs be.

00:55:13:05 - 00:55:13:20

Yeah.

00:55:14:13 - 00:55:15:14

Thank you. Thank you.

00:55:16:15 - 00:55:23:12

So you're going to have a meeting on the 12th of May, when you can discuss many of those issues and you've heard their other responses. Have you any final comments?

00:55:23:14 - 00:55:23:29

Yes.

00:55:24:01 - 00:55:55:19

Just this morning I was at the cultural meet hearing, and I did point out the VRA we would like to had actually dialogue and actually find out a proper report from it, because I understand for a proper assessment to be carried out, which supposedly has been there should be an on site inspection and we then feel so if there's been any on site inspection. So we actually do question the validity, valid validity of how valid the VRA has been and has it been done independently.

00:55:56:07 - 00:55:56:22

That's our.

00:55:56:24 - 00:55:57:09

Last comment.

00:55:57:11 - 00:55:58:03

That's a separate issue.

00:55:58:05 - 00:55:59:00

Yes. Yes.

00:55:59:06 - 00:56:04:09

But again that does affect our property because it's and it's a judgment I appreciate.

00:56:04:11 - 00:56:07:20

But thank you. That was thank you. Being dealt with as you said you were at the ad.

00:56:07:24 - 00:56:08:12

I mentioned this.

00:56:08:14 - 00:56:18:18

Morning. You mentioned that this morning when you're at that is it. So thank you. National grid will pick that up at that point in time. Okay. National grid. Have you got any final response?

00:56:18:20 - 00:56:24:28

I have a sergeant for the applicant. No, sir. Thank you. I think the person who would probably need to respond to that point is it's in Colchester anyway.

00:56:25:00 - 00:56:27:20

So I think the issue was raised this morning. So yeah.

00:56:28:01 - 00:56:33:26

It will be. We have a system where we will be obviously collating everything. So it will be noted. Thank you.

00:56:33:28 - 00:56:37:01

Yeah. Thank you for your time. Thank you. Thank you very much, Mr. Sesay.

00:56:40:18 - 00:56:49:04

Thank you. And that takes us on to the next party. Who is Richard Langton? Mr. Langton, can you

00:56:50:20 - 00:57:00:21

make your way up to. I believe you're in the room. Yes, you've indicated me. Can you make your way up to the front desk here? When you get there, just make yourself comfortable

00:57:02:21 - 00:57:12:07

and press the button in the centre of the microphone to switch it on and make your representations to us. You've got approximately five minutes. Thank you very much.

00:57:12:12 - 00:57:44:25

Good afternoon. My name is Richard Langton. We farm a little Wenham, just south of Ipswich. My father started farming 59. We ever had the joy of three major utility projects affecting the farm. Two by National Grid. Norwich, Tilbury, Branford, Winsted and the Anglian Water Spa project. The proposed route puts seven pylons on our farm Jake, 28, to Jake, 35, five on my farm and two on my uncle's. Plus the undergrounding site for the Dedham Vale um, undergrounding land parcel SK 316519.

00:57:45:04 - 00:58:16:20

This is part of a former Brading Airfield Second World War airbase, and it still has an active airstrip which has been used for emergency landings. The viability of the airstrip for me as a landowner and the tenant is obviously affected by the proposal. The compulsory purchase of part of this block is for 40 acres of arable and woodlands, which is for BNG, which is basically Greenwashing the net zero goals of National Grid. We have created a natural capital here, not National Grid. They are trying to buy it on the cheap.

00:58:16:22 - 00:58:22:23

The land is also supporting rare and endangered species such as barn owls, wild wild orchids and bluebell wood.

00:58:24:17 - 00:58:56:17

The engagement for the project has been entirely through Fisher, Sherman and our agents, Brooks Leni. They are the messenger. National grid have not visited us once in the process so far. Heads of turn documents always seem to arrive on a Friday or Saturday morning in a large document, which for us is at least 80 pages. Digital documents would be more useful in this situation. It goes beyond poor communication, though. We have had invasive surveys conducted on our land without notice and in standing crops. When we confronted the contractors, they were rude.

00:58:56:28 - 00:59:29:18

The compensation apology that followed were hollow and found wanting. The proposed haul roads cut through the middle of the farm and during the construction phase, will cause a major disruption to everyday farming activities. The area affected by the project goes beyond the order limits. Many fields will be unfilmable with modern modern farm machinery. Economically, these are two examples that show the actions of the applicant. Has made no genuine efforts to engage with the people whose land it wants to acquire, and their behaviours high handed and arrogant. Permanent access routes don't seem to have any logic.

00:59:29:20 - 00:59:38:08

On some parcels they seem to take the longest route. SK 207 904 and SK 122729 as examples.

00:59:40:10 - 00:59:41:00

Um,

00:59:42:29 - 01:00:15:11

I have reason to question some of the quality of some surveys that have been taken. We personally witnessed a bird survey being conducted on our land during a heavy rainstorm, and a nesting bird survey being done outside a nesting period. I think we can all agree that these are poor conditions to be observing bird behaviour and presence in weather where most species would not be active, and if these are the standards of ecological assessment underpinning the application. The panel should treat the findings with caution. If these features are not in the assessments and the applicant is asking for a compulsory acquisition of the land whose value it has not properly understood.

01:00:17:14 - 01:00:28:00

Our farm has a borehole and supplies the farm and for residential properties. I ask whether the water supplies along the route have been specifically identified and protected.

01:00:29:17 - 01:01:00:20

What monitoring will be in place? What recourse do we have if contamination occurs? I accept the national need for grid reinforcement, but I do not accept is that the compulsory acquisition of our land is justified when an alternative exists that avoids the harm entirely. The estate's own 24 East Anglian Network study and the applicant's own assessment at app 127 found that HVDC underground and undersea cables could deliver the same capacity at comparable or lower cost.

01:01:00:27 - 01:01:35:22

National Grid Zone Sealink project cruises. Technology works Viking Link is operational. The France UK interconnector is alive. Why is it consistently continuously being ignored as a viable alternative? The Anglian Water project, now finished on our farm, cannot be seen. It is buried. Undergrounding

HVDC would make a far better long term solution. My father farmed this land. I have farmed the land for 40 years. My son and daughter are involved and she has a young family and I hope this will farm will be here for them. I'm not opposed to energy transition. I am opposed to the process that asked farming families to bear the disproportionate burden and tax when a better option exists.

01:01:38:27 - 01:01:40:03

Thank you very much.

01:01:43:28 - 01:01:44:16

Applicant.

01:01:45:08 - 01:01:54:08

Thank you, sir, for the applicant. So I won't go back to the sort of schematic alternatives point because I think the, um,

01:01:55:27 - 01:02:28:07

the hearings have dealt with that previously and elsewhere and also, um, we will come back in writing if that's acceptable. On the point around private water supplies, just because I don't have an answer immediately, and also the point raised around the access road, which we've noted. But again, um, I think the people on our team who are dealing with that are not here this afternoon. And the point around surveys and ecology is subject specific. So so I don't propose to respond to that today. Um, but I will, um, look to Mr.

01:02:28:09 - 01:02:33:17

Robinson, um, just to respond in terms of what was said around the engagement.

01:02:35:28 - 01:02:38:11

Nick Robinson Fisher chairman for the applicant.

01:02:38:13 - 01:03:08:25

Um, just in response to some of the points raised there. Um, there have been soft copies forwarded to the, uh, affected parties. Land agent. Um, as these discussions have progressed. We have had a number of meetings with the land agent in person, um, in their own right, um, where we begin to discuss a number of matters, principally the reduction of land, which has been a common theme that we've seen today. And we have another meeting actually pencilled in for next week. I believe it's the 6th of May, where we will be continuing that conversation.

01:03:08:27 - 01:03:26:22

And we have had a written response from the affected parties agent in relation to site specific impacts in relation to the affected party. And these currently sit with us and the applicant in relation to commitments or suchlike that we can make in respect of those. Thank you.

01:03:30:01 - 01:03:40:04

When you say that you have written responses from them which sit with you, when do you anticipate that you will respond to them?

01:03:41:17 - 01:03:49:22

Nick Robinson Mr. Chairman, for the applicant, I'd like to think that we'd have answers or draft answers in principle, ready for our meeting that we've got next week. Thank you.

01:03:52:09 - 01:04:10:24

You say also that you've sent out soft copies I heard this comment previously about hard copies going out. So are you doing soft copies then to all APS now? And is that just a nice standard of practice and is that ongoing?

01:04:11:04 - 01:04:25:03

Nick Robinson Fisher chairman for the applicant, know the standard practice is that hard copies would be posted to all affected parties and soft copies would be sent via electronic mail to the affected parties agents where they are represented. Thank you.

01:04:37:15 - 01:04:40:25

Thank you. Mr. Duncan, do you have any comments that you wish to come back on?

01:04:40:27 - 01:04:41:29

No. That's all thanks.

01:04:42:01 - 01:04:51:22

Thank you very much. Applicant. No. All right. Thank you very much. Uh, let's see where that takes us. That takes us to 10 to 3. Um.

01:04:55:00 - 01:05:04:29

Still a bit early. Do we have itch and. Oh, God. Blood farming partnership representatives available to us.

01:05:07:18 - 01:05:18:18

Thank you. Do you want to come forward? We'll. I think we'll take this. And then we'll take a mid-afternoon break and just make a bit of progress.

01:05:20:27 - 01:05:21:18

Thanks, sir.

01:05:21:29 - 01:05:24:00

You. Mr. Mr. Baker.

01:05:24:12 - 01:05:25:01

Mr. Baker.

01:05:25:04 - 01:05:28:23

Yes, sir. May I have your attention, please?

01:05:29:03 - 01:05:29:25

Sorry.

01:05:30:17 - 01:05:31:12

Thank you.

01:05:33:11 - 01:05:36:04

So, do you want to introduce yourself as well?

01:05:36:06 - 01:06:06:01

Very much. Yes, sir. If I may, sir. My name is Chris, Chancellor of council. I'm instructed by. Um hmm. Godbold. Farming partnership. Um. And you have Mr. Baker on their behalf as well, in front of you? Um, in the available time, we're going to do something of a of a double act where I'm going to do an introduction, look at some plans, and then Mr. Baker will speak very briefly before returning the baton to me to wrap up. If not in five minutes, as close as we can to that bearing in mind your your time limits.

01:06:06:13 - 01:06:11:11

Yeah. We don't have we don't have a guillotine on there. But as long as you can keep as close to it as possible.

01:06:11:13 - 01:06:12:18

And that would be very kind.

01:06:12:20 - 01:06:13:05

Thank you.

01:06:13:07 - 01:06:30:15

Very much. With that in mind, can I just ask, please, that, um, two plans are drawn up by reference to their, uh, examination numbers from the library. They are, sir. Um, document app dash 133.

01:06:33:21 - 01:06:38:23

Um, just check with the applicant whether or not they will be able to do that.

01:06:38:25 - 01:06:43:19

And that they they should be able to use the interactive library hyperlink. So as I am.

01:06:48:19 - 01:06:53:12

And obviously I'm not going to include the buffer time for everybody in my five or so minutes. If you don't.

01:06:54:05 - 01:06:59:01

Know, we'll not do that. It took five minutes to get here. We're not suddenly saying no. You can't do it.

01:06:59:09 - 01:07:31:07

You're very kind. And what you'll find there, sir, is is the, um, a series of plans which, if you were to go to, uh, PDF, page 35, you would get, um, document reference 6.4 dot f one, which is figure 4.1, project description sections B and C, page 26 of 63. But it's PDF page 35. And what that shows so is the Bradford substation in purple at the top left hand side of Mr.

01:07:31:09 - 01:07:34:13

Baker's farming partnership land. And he found that. Please, sir.

01:07:41:07 - 01:07:42:06

We have.

01:07:42:15 - 01:07:43:26

Thank you. Can I also.

01:07:43:28 - 01:07:44:13

Ask.

01:07:44:15 - 01:07:48:13

Are you concerned? Are you concerned if the applicant uses their interactive map for the same purposes?

01:07:48:15 - 01:07:52:23

If it's not an inquiry, sorry if it's not an examination document, which I'm not aware that it.

01:07:52:25 - 01:07:53:10

Is, but.

01:07:53:12 - 01:08:01:11

We but we've made a procedural decision that we'd be happy for them to use that in hearings. And we made that in the preliminary meeting. So either way.

01:08:01:25 - 01:08:09:23

Could I please not have that, please? Can I have the one that I'm referring to because I don't have a copy of that, uh, interactive plan?

01:08:11:00 - 01:08:12:21

That's fine if we can try and find out.

01:08:12:27 - 01:08:19:18

Can I refer you back to AP 133 PDF, page 35? It's much more straightforward.

01:08:22:27 - 01:08:23:12

To do that.

01:08:23:18 - 01:08:25:11

And when you've got that, please let me know.

01:08:27:11 - 01:08:30:12

Yeah, let's try and do that. But if you can carry on talking if you're able to.

01:08:30:14 - 01:08:37:20

Thank you. Can I also ask you please turn up a second plan, which is, um, ace 055.

01:08:40:06 - 01:08:56:20

And this is, uh, page two of the PDF, which is appendix 6.1, and this shows the Thorn Bush Farm colored green. And I'll just be referring to those two plans in relation to my summary submissions for the purposes of updating you.

01:08:58:24 - 01:08:59:09

Yeah.

01:08:59:25 - 01:09:31:20

There's there's one further aspect is that as a housekeeping, the book of reference currently is only based on outdated 2024 uh, land holdings in uh, from uh, Njit. And so that will need to be updated. We anticipate doing that in due course. Can I now please refer you with those in mind to Mr. Baker, just to make a very brief introduction in relation to the meetings that have been held between, um, him and his advisors and, um, others.

01:09:31:22 - 01:09:34:08

Thank you. Mr. Baker, over to you for a moment.

01:09:34:11 - 01:10:05:02

Okay. Thank you. Chris. Thank you. Good afternoon sir. I'm Steven Baker. I'm a partner in the H. No. Godbold farming partnership. Uh, h and a Godbold, originally Herbert and Olive Godbold. Olive Godbold was my mother. Herbert Godbold passed away 2021. Um, we've been trying to engage with the National Grid on this particular DCO for years, and after two terms were issued last year, we finally met with Fischer German on the 12th of December, and we have indeed met twice since then.

01:10:05:14 - 01:10:42:12

Uh, on the 10th of March and the 22nd of April of this year. And we have also had one meeting with Dale crow McLaren, representing, uh, UK pm on February the 23rd, uh, about the undergrounding of cables, because apart from the eight new pylons we'll have on our farm, we have also extensive undergrounding of existing over of ground cables. We will provide more details of those meetings in, uh, written submission by deadline for. But we have we feel engaged really constructively and made proposals and had several useful discussions.

01:10:42:20 - 01:11:03:03

Um, but as yet this is the critical part. Nothing has yet been agreed, which I think Mr. Robinson would agree. I applaud how the panel has encouraged the applicant to expedite matters as soon as possible, and to provide us as a farm with some degree of certainty, looking ahead to the future. Um. Thank you. That's it.

01:11:03:18 - 01:11:37:13

Thank you. Now, um, so there are there are three aspects. The first is themes, the second is the current position and the last is a solution. Um, so in line with Mr. Simms endorsement and Mr. Stone's, uh, encouragement that National Grid and their parties, frankly, step up to the plate and start proactively engaging, not just to wave their arms around, but to actually resolve and conclude detailed terms before the expiry of the examination period in August. Not least of which to lighten your load, sir, in relation to reporting.

01:11:37:16 - 01:12:13:13

We too would like to see our objection able to be withdrawn by the 10th of August, and we completely agree with Mr. Sims. To that end, we anticipate Mr. Baker's solicitors now directly engaging with Mr. White. On behalf of BLP, on behalf of National Grid UK and British Telecom, as I understand it. On a joint instruction, so that we can conclude terms with all three of those parties. Absent that, we submit as we submitted from the outset, that National Grid remains in.

01:12:13:15 - 01:12:52:03

Considerable difficulties in seeking to confirm CPO powers in relation to the Thorn Bush farm land. Now, that's a solution, sir, and we think it's easily soluble. If National Grid and the other parties with whom it's, uh, in relations with apply their minds to this land situation. Secondly, relating to themes you heard earlier about heads of terms from Mr. Walker and that there was a fundamental item missing. There are two further fundamental matters. One is that the heads of terms are standardized, and they include a bar on further detailed negotiations, unless and until the particular affected party agrees to those terms.

01:12:52:05 - 01:13:25:00

So National Grid have erected a barrier to concluding further terms, which seems to us frankly silly. But secondly, the heads of terms make no reference to the other parties with whom um, heads of terms are also agreed, uh, required. And so there's a problem with the joined up thinking, which has also been spelt out during the course of today. That leads me on to the second aspect of things, which is a joined up DCO requires joined up thinking and joined up actions to justify it.

01:13:25:02 - 01:13:57:10

And here that's evidently absent for your reference and for the recording, sir. Um, you will find in document as 058 uh, Miss Anita questions? witness statement, which at page 27 to page 40 details in turns. By means of a note of a meeting which included Mr. Robinson in mid-December, where he himself spelt out that parties required separate agreements with each of.

01:13:57:27 - 01:14:32:06

National grid UK, pen, BT and potential other third party utilities. So we express our own surprise that Mr. SIM was himself surprised that he'd only just discovered five minutes ago, earlier today, that the negotiation track of National Grid didn't include all of the above. It simply doesn't. So there's a potential misleading situation there, but there's certainly an evidential gap. Moving on now to the current update in relation to the solution you will see from the plan in front of you.

01:14:32:22 - 01:15:11:05

Uh, the proposed works, uh, coloured purple is the Bramford substation. To the west of that you'll see what looks like a World War two dinghy shape. Uh, just below the words proposed substation extension. That was going to be a soil band, but it is now accepted to not be necessary because the soil it proposes to store there is going to be spread over the farm by Mr. Baker and the partnership. Um, secondly, that location is also the location where the, um, a subsisting DCO comes in from the west directly by pile next into Bradford substation.

01:15:11:07 - 01:15:44:10

Which fact? It seems that National Grid only ascertained last week and are going to have a meeting next week to try and resolve that because they've got already powers over that location. Tie into Bradford um substation. If we go, um, further down, you'll see just below the purple shape of the Bradford substation, where there's a little triangle below JC one. That triangular area denotes an extension to the substation, where now there is demonstrably ambiguity over whether that's now required.

01:15:44:24 - 01:16:21:15

If we move further to the east, you will see a triangle just above the. References. PLD 46, PLD 47 and PLD 48. A triangle of land outlined in red. That's the location proposed for compulsory acquisition for UK PM works. Meetings with UK PNE recently indicate from them that that's now not required. It's not necessary because they can put their cable in along the line of an access existing access path to the south of that PLD line.

01:16:22:06 - 01:17:01:21

Lastly, in relation to that line, you'll see that there is a central line of purple pylons which has got a grey dashed line running down the right hand or east side of it that then crosses down to the west hand side of it. That's a haul road, we understand from the national grid. Now that that whole road, rather than going through the middle of a field, can go to the west side of that pylon line and therefore stay tight to the edge of the field. If we then go to the green plan and use that by as a reference point, you will see the catastrophic impact of what's proposed by National Grid on the Thorn Bush farm.

01:17:01:23 - 01:17:59:13

The purple pink purple line bisects the green. That means that there won't be access from the east side to the west side. You can see in blue, in dark blue the access ways that go from east to west. The whole of the green land is landlocked, say, from the east. Therefore, access from east to west remains critical. Helpfully, the current situation is that National Grid are proposing. At least they're waving their arms in that direction, enabling access at the top along the, um, uh, dark blue area, along the middle, across the Hall Road area, and also where you see the letter F, um, slightly to the south of that to enable further access from east to west and therefore preserve throughout the duration of the works some form of connectivity to enable the viability of the farm to be maintained, and without which it won't be viable.

01:17:59:15 - 01:18:02:05

So that all sounds fine and dandy.

01:18:02:16 - 01:18:05:06

Drawing yourself to a conclusion, I answer.

01:18:05:08 - 01:18:36:07

Thank you. That all sounds fine and dandy at the moment, but currently it's simply arm waving. Now, we've heard from Mr. Sims earlier that he has an objective, that he'd like to see the objection withdrawn, and we see no reason why our objection cannot be withdrawn. If National Grid please will engage with their lawyers, we will be reaching out to as well so that we can agree terms with them and with UK, PM and with BT, and without which Mr. Sims will recall, as you will, Mr.

01:18:36:09 - 01:18:46:01

Stone, sir, that there are fundamental issues with article 241 and two which seeks CPO powers over this land. Otherwise thank you sir.

01:18:47:15 - 01:19:18:22

Thank you very much. Conscious that there was quite a lot in that and quite a lot of detail. Um, it may well be that those submissions are put in writing anyway, at deadline for they were presented by back by further information than you may well take the opportunity then to respond to that in writing, but in advance of that you are due to be having meetings anyway, so I suppose dialogue will be continuing in any case.

01:19:18:24 - 01:19:26:27

But is there anything that you would like to say as a sort of a headline in terms of what we've heard there this morning or this afternoon.

01:19:27:13 - 01:19:59:06

Um, sir. Thank you. Have a sergeant on behalf of the applicant. Sir, I don't, um, respectfully think that the suggestion that we're just waving our arms around is fair or accurate. We are working extremely hard with a very large team to progress an enormous amount of negotiations as effectively as we can. And you heard the statistics provided by Mr.. Going this morning. So I don't agree with that characterization of the efforts that National grid is making on UK PM.

01:19:59:09 - 01:20:37:07

We've obviously going to come back on that with a more detailed note, but I have, um, looked into this with Mr. Boughton since we were discussing it this morning, and we did indicate, I think this is the deadline to land rights tracker at section 1.4. Um, does explain that um, UK PM is pursuing voluntary negotiations on its own terms and does provide some initial explanation of what the kind of division of labour and approaches. So, um, sir, just if that's helpful for you to, you know, understand in very headline terms how this is being dealt with.

01:20:37:09 - 01:21:14:12

But we will put some meat on the bones following today's hearing, as we agreed this morning. Um, I don't accept either, that National Grid is misleading the examining authority as regards third parties and undertakers such as UK PM. And we will of course consider to what extent we can usefully add detail into our own trackers around what UK, PM and other third parties are doing. But obviously we are a separate entity to them, and so we're not privy to the sort of day to day evolution of their own engagement with affected parties.

01:21:14:14 - 01:21:40:02

So we'll we'll consider what we can usefully do to assist the SEC on that. But, you know, we're not one organisation. Obviously, we're distinct entities. And other than that, sir, on the more specific points raised around whether land is now required or not and so on and so forth, I think it would be expedient for us to respond in writing, because there were quite a few points, and I certainly didn't catch all of them.

01:21:41:11 - 01:21:59:21

That's fine, thank you. I would just pick up a little bit about the UCP and Ng interface, where you're saying that your separate organizations, you may well be separate organizations, but the DCO is structured does include.

01:22:02:15 - 01:22:34:12

UCP and responsibilities and certain actions that they will undertake in your CA and TPI and land rights. Also identify activities that UK PM will be undertaking. So in terms of our consideration of those matters, we need to understand what the relationships are and how they are taken forward. Because the the test and assessment of whether or not the land is necessary, adequate, etc.

01:22:34:17 - 01:22:41:15

is going to be taken against any CA and TP in the DCO, not just Ng, surely.

01:22:42:07 - 01:23:11:25

And I have a sergeant for the applicant, so thank you. Yes of course that's correct and completely understood. It was really more just that from a practical perspective, because it is a separate entity that is pursuing engagement in the first instance and in respect of the powers that it will need. Then it's just from a purely practical perspective, in terms of the trackers, we're not kind of immediately in a position simply to email amongst ourselves internally and then input the data, but I wasn't seeking to develop the point beyond that, really.

01:23:12:07 - 01:23:13:09

Thank you very much.

01:23:14:01 - 01:23:29:19

Okay. Um, any further comment? Do you want to come back on anything that you've heard in response to your initial comments, and then we'll go back to energy after that. But initial comments, either from yourself or Mr. Peter.

01:23:29:21 - 01:24:00:26

Sorry if I may go first and then my colleague, Mr. Swart could go a second. That's what I pay him for. Um, can I just say that Steven Baker for, you know, Godbold, um, let's not underestimate the intricacy and complexity on the Thornburgh Farm site, in particular of the interaction between UK, PM and National Grid. If you just look at the plan, you can see where the undergrounding of lines by UK PM will go underneath the new lines of being installed by National Grid.

01:24:01:01 - 01:24:20:08

And so I thank you for raising that. And also seriously, but slightly frivolously, I'm yet to get head to terms of the Bramford to twins to DCO, which is also affecting our land going off to the west. So again, the point well made, but I'll leave it at that and hand over to the council. Thank you.

01:24:20:25 - 01:24:21:19

Thank you.

01:24:22:26 - 01:24:57:14

Thanks. Just to wrap up. Firstly, we endorse and would affirm Mr. Sims message. Quote, we would like to see objections withdrawn by 10th of August 2026, unquote. We completely agree. We've been knocking at their door for months and they remain waving their arms. Secondly, sir, we agree with you and we affirm your encouragement because without National Grid, UK pen and BT acting on your encouragement, you will have a mammoth workload and be hugely stressed in relation to your resources.

01:24:57:17 - 01:25:24:04

If these objections cannot be withdrawn. So we would endorse what you said, which is that to quote you. National grid needs to step up. It needs to engage. It needs to resolve, it needs to conclude terms. And so do the other links in the DCO UK and BT. So we will be contacting Mr. White or Berwin Leighton with a view to a competent agreement forthwith. Thank you sir.

01:25:25:20 - 01:25:26:25

Thank you very much.

01:25:28:13 - 01:25:31:19

Do you wish to have a final right of reply?

01:25:33:24 - 01:25:45:16

Um, no sir, only that I'm very grateful, obviously, for this affected person's indication that they are, you know, seeking to work with us to reach an agreement promptly and before the examination concludes.

01:25:45:21 - 01:25:46:06

Thank you.

01:25:46:08 - 01:25:46:23

Very.

01:25:46:25 - 01:26:07:15

Much. Thank you very much. I think at that stage, we will take our mid-afternoon break. Um, we will take a break of 20 minutes or so. So it's, uh, 3:11. So let's say return at 3:30. Hearing is adjourned. Thank you very much.