



Hearing Transcript

Project:	Norwich to Tilbury
Hearing:	Compulsory Acquisition Hearing 2 (CAH2) – Day 1 – Part 4
Date:	29 April 2026

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FULL TRANSCRIPT (with timecode)

00:00:08:27 - 00:00:42:04

So it's now 330 and we're going to resume compulsory acquisition hearing number two. Um, so, uh, this is the last session of today. And just so that we can confirm the run end to the end. Um, we're going to have Mr. Jones and then Mr. Fisher, who are both, I believe, online. Uh, followed by Mr. and Mrs. Lanham and, uh, Mr. Paul Lanham, who, um, mentioned this morning he'd like to speak. We have, uh, a we are able to fit Mr. Lanham in, um, at the end. And I believe the applicant has been advised of this, um, in the break as well.

00:00:42:06 - 00:00:50:06

So, um, without further ado, if, um, Mr. Jones would like to, um, turn his camera off, if that's acceptable.

00:00:54:18 - 00:01:25:12

Okay. Thank you. Um, good afternoon, sir. Um, my name is Nicholas Jones, and I'm representing our family's interests. Uh, as both landowner and working farmer. Located at Union Green, west of Chelmsford. Uh, we're subject, uh, of land. Take for pylons 164 and 165. My presentation will take about seven minutes. Please bear with me. As being a layman, I misunderstood the narrow ambit of this part of the examination.

00:01:25:23 - 00:02:01:00

I site specific, which implies the principle that the scheme is accepted, which, as far as I'm concerned, it is not. But I do understand the wider inquiry will review the core issues and objections. So I have hastily amended my submission. That said, I wish to make four points to this inquiry. Uh, one. Uh, the route through us is within Greenbelt, so it should be underground. Secondly, if the scheme is built over land, then the pylon alignment between the ten, A10 60 and A4 and four can potentially be improved to lessen both cost and impact.

00:02:01:17 - 00:02:33:04

Thirdly, some of the construction, access and permanent rights sought are in some cases not thought out or impractical. Over the top. Standardized and destructive of habitat. Finally, due process does not appear to have been followed. First of all, the greenbelt the alignment should not route through Greenbelt west of Chelmsford, when white land is available to the east, and if it were accepted that if it were accepted, there is no alternative, then it must be underground in the greenbelt.

00:02:34:11 - 00:03:04:24

What are the pylons doing here? Simple answer. Cheapest engineering solution in virgin farmland. National grid. Are listed. Profit for profit enterprise so promoted and sought to justify the scheme that is least cost to them as to them and shareholders interest. It is not the least cost to the community. Should the line be here? The simple answer is no. Despite there being a dispensation for utility infrastructure of national importance in the in the green belt, there is an alternative in white land.

00:03:05:00 - 00:03:13:08

A route to the east of Chelmsford, roughly between the National Grid substation and the one at Roros down the A1. 30 can travel another 7 or 8 miles in white land.

00:03:15:08 - 00:03:46:08

Green belt designation implies a high degree of protection, so please consider the massive intrusion into the openness of the Green Belt, which I believe is the planning terminology. Please also compare our treatment to the treatment in Dedham Vale and Obi. Undergrounding was a done deal before we were even aware of the scheme. A sop may be to buy off some vociferous objectors, but the right solution all the same. Likewise, if the line has to pass west of Chelmsford in green belt, we can see there is no time to revert to the east now.

00:03:46:10 - 00:04:17:02

Then it must go underground. My second point. This is site specific and only relevant if the scheme is built overland through us, which we do object to. If it's built over land, if so, we will suffer major impairment due to the siting of a turning pile on TB 164 within 250m south due south of our house to grade two. Listed due to farmhouse. There will also be brutal impact on the Country Lane public highway that is listed also listed.

00:04:17:26 - 00:04:48:02

Naturally, we have given a great deal of thought to possible mitigation. Maybe rather more so than National Grid. Our solution is a relatively minor realignment of the pylon line between the A10 60 and the A4 one four, or TB one. 60 to 167, involving a straightening of the line that moves TB 164 a little to the east, still on our land, without adversely affecting impacting others. It saves the pylon and therefore construction cost.

00:04:48:04 - 00:05:25:14

Simplifies construction access, reduces impact on the listed lane and reduce his injurious affection. And attractive an attractive proposition. If it could work, you might think we brought this up with National Grid. Two years ago, representations were made via the consultation process, a schematic plan provided, and specific written requests were made on three occasions between April and July 2024 to National Grid, direct by US and agent to Agent, requesting that a representative of their design team attend site to assess viability in all parties interests.

00:05:25:19 - 00:05:56:12

They declined. This illustrates the arrogance of National Grid in bulldozing it preferred scheme through, and we would assume it's contrary to its duty to engage with affected landowners, and so represents a failure in due process. You will be the judge of that. My third point concerns construction access and permanent rights. This appears to have been conducted as a desktop standardized exercise, as clearly not thought through on the ground.

00:05:56:24 - 00:06:40:03

The glaring anomalies first appeared at a meeting in February this year to discuss accommodation works, but I'll appear already cast in stone in the DCO right sort surely the wrong way round. Why not go to the trouble of meeting the farmer first and getting the right solution? We have suds very close to the gas main prescribed square pylon working areas, unnecessarily wiping out hedge lined habitat and spanning ownership boundaries, and a long term access that is unworkable if National Grid detailed

design approach is representative along the line, the entire line, it will be highly unsatisfactory for many.

00:06:40:22 - 00:06:57:16

We will continue to object until these matters are addressed and amended. My final point refers to due process or should I say lack of it? The inspectorate will be acutely aware of their brief to critically appraise the scheme and its progression through pre-construction stages.

00:06:59:15 - 00:07:31:21

Critically critical to your determination as to whether or not to grant DCO and accompanying CPO rights will be your assessment of whether due process has been followed, and to establish that this has not been adversely affected by political pressure or commercial expediency. National grid are good at their job, but they are driven by profits and value for their shareholders, 75% of whom are overseas. Everyone accepts that wind has replaced coal and the grid is woefully under capacity in the south east due to lack of forward master planning.

00:07:31:25 - 00:08:02:07

The pressures to consent are obvious, but has due due process been followed? From our perspective, it has not. It was patently inequitable at the outset to appraise six overland schemes and only consult one. The preferred scheme has been presented with questionable justification and no cost benefit analysis to a fairly reflect the visual destruction of the countryside over 80 plus years, and b the totality of uncompensated property losses borne privately. Utterly devastating for many.

00:08:02:29 - 00:08:17:24

We have engaged in the consultation process at every stage, both meetings and written representations. We have had no feedback or recognition or acknowledgement of any concerns raised, let alone any scheme amendment in mitigation. If you have had.

00:08:17:26 - 00:08:19:16

To draw your if you start to draw this.

00:08:19:25 - 00:08:55:15

I've got one more minute, please. All we have had is heavy handedness e.g. if you don't sign a licence, have a notice. We have co-operated with numerous surveys but been declined. The findings contrary to the provisions of the licence. National grid would not engage on tweaking the alignment. Examples of due process? I don't think so. I think you will find a litany of other examples from other affected parties. Indeed, I hope you have access to and give due weight to exactly what was presented at formal consultation to gauge adherence for yourselves. It does seem to us and many others, we are going through the motions where the outcome is a foregone conclusion.

00:08:55:17 - 00:08:57:03

We hope not. Thank you.

00:08:57:27 - 00:09:31:07

Thank you and thank you for your conclusion there. Um, I didn't get the exact wording you used at the beginning, but just for the record, the examiners authority haven't decided on anything yet. The

manner in which we're, um, examining this or taking this hearing is to allow us to understand the site specific issues, not because we have decided on anything else apart from those site specific issues. Um, so it's just it's just the way that we are trying to manage our time and the hearing time to to focus on site specific issues at the moment.

00:09:31:13 - 00:09:42:00

Um, but we haven't certainly decided on, on anything yet because the examination is still running. So, um, thank you for that. And I will pass over to the applicant, please.

00:09:42:22 - 00:10:13:21

Thank you, sir. Have a sergeant for the applicant. Um, so insofar as Mr. Jones has raised points that are sort of not site specific, so the point around the green belt and also the points around due process and sort of commercial motivations. Sir, those are points that we would wish to discuss with other team members who aren't available to us today. So we will respond if we need to, insofar as they haven't been picked up elsewhere. We'll respond to those in writing and on the site specific points. I'll go first to Mr.

00:10:13:23 - 00:10:29:23

Crawford and just to see if there's anything he wants to respond on in terms of site specific routing considerations. And I'll ask for the smart outlets to be brought up, and then I'll go to Mr. Bolton to respond in terms of what was said around engagement. Thank you.

00:10:29:25 - 00:10:30:16

Thank you.

00:10:33:03 - 00:10:52:03

Josh Crawford, on behalf of the applicant. Thank you. However, if you could bring up the maps, please. And if we can just zoom in a little bit too. So I've got Rockwell Road on the top. It's hard to see from right here where we are now. So just zoom out a little bit. So please zoom out a little bit.

00:10:54:03 - 00:11:03:24

Okay. So you've got Japan. So you've got the big angle. The angle that's in the middle of the field. You just punched a little bit to the north so you can see rocks well rolled. I think it's important to get the context here

00:11:05:12 - 00:11:40:13

a bit more a bit more a bit more. Okay. So you've got Rockwell Road there. The main road. And just north of that site is the gas compressor. Just north of the road is the gas compressor station, where we kind of turn to the kind of north east just off the road there. Um, there was mention in the AP's response there about a slightly further east alignment. Um, that's restricted by the fact that it's not shown on this particular mapping, but along Rockwell Road there, you've got a linear string of residential properties with limited gaps in between between for routing.

00:11:40:23 - 00:12:23:00

And while we're crossing the road at Blackwater Bridge, Blackwall Bridge, there is where there's a national grid. National grid high pressure gas pipeline that exits the national natural gas compressor

station off of the road. And with that in mind, there's already a gap there. We're kind of using that same kind of infrastructure corridor gap at locations across the road. Um, moving to the south, the AP mentioned, um, the angle pylon in the, in the, on the hedge in the middle of the field. Um, that was moved at one of the under the consultation phases in response to some, some specific feedback, um, to position it on the, on, on, on the boundary there.

00:12:23:02 - 00:12:54:10

But um, the reason the alignment in general is kind of kinked slightly and routing in a kind of north to south direction with the kink is there's an existing the existing National Grid gas pipeline continue through there in a relatively north south direction. but there's also an oil pipeline going in kind of a northwest to southeast direction as well through the the whole site. If you can just put the listed buildings on, please, or they might be on, I might not be able to see quite far away from the screen. There's also kind of either side in that whole area.

00:12:54:12 - 00:13:24:16

You've got Cow Watering Lane to the east, Rockwell Road to the north, and um, multiple listed building and residential properties kind of almost in a square shape around that whole area. So we've sought to keep the alignment kind of central midway between all of those kind of affected, receptor affected receptors. Moving it further to the east takes it closer to various residential and listed buildings on the eastern side. Likewise, moving it to the west takes it closer to those on the west. So we've sought to keep it kind of balanced in in the middle there.

00:13:24:19 - 00:13:55:03

Additionally, just to the south of the screen, as we're panning down now, you've got the little college campus with the equine facility just to the south of a strip of woodland. And you've also got further listed building on the western side there. So that alignment of that angle position and the angle position to the south there enabled us to kind of just oversell the corner of the whole college and equine facility, minimize the impact on the woodland, but also keep the next angle as far east as possible away from Looney Hall listed building on the west there.

00:13:56:04 - 00:14:00:18

I think that covers the summary. Okay. Thank you very much.

00:14:05:10 - 00:14:38:12

James, going on behalf of the applicant, just to cover off the engagement point to confirm the most recent meeting in regards of the accommodation works to mitigate the impact on the agricultural operations was held in February, and we've subsequently had a follow up meeting on the terms contained within version two to progressing negotiations with the agent on the 16th of April.

Recognizing that there are still some matters we need to come back on in respect of the accommodation works to mitigate the impact on the agricultural operations, and we will look to do this in as timely fashion as is possible, pending the outcome of decisions with the client.

00:14:38:27 - 00:14:43:17

Thank you. Sorry. Can you just confirm where we are with heads of terms? Did you say so?

00:14:43:19 - 00:14:46:05

It's still an active negotiation with the agent.

00:14:46:07 - 00:14:49:00

Okay, so active negotiation. So. Yeah. Okay. Thank you.

00:14:51:14 - 00:15:03:27

Sir. Have a sergeant for the applicant. Just finally, in terms of access, the construction vehicles are restricted to the PA, so they won't be using the country lanes in the vicinity of this, um, these parcels of land.

00:15:04:28 - 00:15:35:08

Thank you. Mr. Jones. You mentioned. So you mentioned construction access and permanent rights. Is that, um, with your if you would, um, expand on that in your written summary of your, um, of your representation, that would be really helpful because it's been mentioned by a number of, um, of people today about the permanent access rights. So if if you could highlight where these are of a concern to you so that the applicant can respond to those. That would probably be quite helpful.

00:15:35:11 - 00:15:45:23

I think that was a request from from a sergeant earlier today, so that'd be helpful. Um, Mr. Jones, is there anything you'd like to respond to on what you've heard from the applicant, please?

00:15:47:02 - 00:16:19:25

Uh, no. Yes. I'd only say that. Um, obviously the first speaker, perhaps an engineer or design engineer from National Grid, you know, has summarized what we all know and what we already know and what's been proposed. What he hasn't perhaps addressed is what we've proposed, which is, uh, you know, we're fully aware of the listed buildings. We're fully aware of the gas pipeline and the petroleum pipeline, which goes through our land. And we've thought long and hard to try and get a solution for a simpler.

00:16:20:08 - 00:16:53:24

Uh, as I said in my presentation, less impactful solution and a cheaper one if it was straightened, sir. Saving a pylon and saving impact and compensation claims, and not necessarily impacting other properties. There's a wood to the east. Um, the I mean, I can go into detail, but actually that's why I have invited a site visit. Uh, we invited it two years ago. I would still invite the inspectorate, if they wish to come and view the particular location.

00:16:54:09 - 00:17:13:29

Um, it there are practical. I accept their practical differences with the pipelines, but I believe that there is. There is a solution I've proposed. I've put it committed it to plan. It's in our representations. It's been set to National Grid. And I would implore them, please, to look at it.

00:17:16:16 - 00:17:27:06

It's obviously something the applicant didn't respond to in their, um, their response. Is there anything that you'd like to respond to on that particular point from Mr. Jones about the alternative that was submitted?

00:17:29:28 - 00:17:39:24

Josh Crawford, on behalf of the applicant, I think will take that away and respond in writing. I'm pretty sure we have got one deep in the deep in one of the documents somewhere, but we'll pull that up.

00:17:39:26 - 00:18:06:26

Thank you. I am conscious that in response to our written questions, you did explain, um, about the iterations of some of the designs and some of the considerations you've had of alternatives. So just to close this one out, it'd be quite useful just to, um, to get a response in writing about, um, so about, about the, the suggestion that Mr. Jones has put to you, um, it previously and how you've considered that or otherwise.

00:18:07:28 - 00:18:08:24

Thank you.

00:18:10:07 - 00:18:11:24

Mr. Jones. Is there anything else?

00:18:11:29 - 00:18:28:05

No, I would just say. May we first have a discussion, hopefully on site before a national grid. Um, send me their conclusion, because I don't get the impression that they are perhaps au fait with the proposal.

00:18:29:20 - 00:18:33:21

Um, did you mention there was a further meeting arranged?

00:18:36:00 - 00:18:38:14

Uh, not at this stage, but we can look to set that up.

00:18:39:08 - 00:18:47:11

Thank you very much. Um, it would be probably quite useful to to again close off Mr. Jones's, um, concerns that he has.

00:18:49:04 - 00:18:57:02

Any further comment from the applicant? No. Okay. Mr. Jones, thank you very much for your submission today. That's very kind.

00:18:57:04 - 00:18:58:28

Thank you. Thank you. Thank you.

00:18:59:00 - 00:18:59:16

Um.

00:19:01:21 - 00:19:08:00

Mr. Fisher, I believe you're online as well. So if you're if you could put your camera on, if you're happy to do that.

00:19:08:18 - 00:19:09:23

Well, that will help with it.

00:19:10:26 - 00:19:16:02

I was too busy looking down at Mr. Fisher being online and didn't notice you standing up.

00:19:23:10 - 00:19:26:29

Thanks very much. If you could, if you could give us your summary. Thank you.

00:19:27:02 - 00:20:04:13

Good afternoon. Um, if the development consent order for the Norwich to Tilbury scheme has approved, as currently submitted by grid, the Four Corners date who I represent will be significantly impacted as a result of the construction of 15 new pylons. TB 100 to 1 one five and I'd be grateful that they could be on the screen, which will directly affect a swathe of approximately 200 acres of arable land through the heart of the estate. We already have six pylons. The performance date is therefore one of the most affected landholdings in Essex, and yet we've had no direct interaction, engagement or feedback from grid and limited commentary from Fisher German.

00:20:04:23 - 00:20:45:05

Based on our experience, the consultation process so far has been little more than a tick box exercise to meet the requirements of the DCO application. Despite our repeated attempts to engage, Greta, simply continue to threaten us with 172 notices and DCA orders. Despite our concerns, we have still permitted the agreed entry for all of the scrapes and boreholes. We had provided detailed responses to both consultations, both in July 24th and July 25th, in which we made detailed suggestions for a variety of alternative routes for the pylons, the hall roads, the access points within the estate, and the proposed order limits.

00:20:45:09 - 00:21:23:20

Producing detailed maps, photographs and precise coordinates so as to minimise the impact on the farm and the houses of the village. We drove representatives of Fish and German along the route to explain why we sought these changes, and they made detailed notes on their iPads, commenting that each was very sensible. But again, we received no response or explanations as to why these proposals could not be adopted and no changes were made to the route or grid's wider requirements. We had an accommodation works meeting with Fisher German in February 26th, which produced the same note, taking that complete lack of explanation or engagement.

00:21:23:22 - 00:21:55:03

How can we agree if you will never come back to us? I have provided a series of photographs to illustrate some of the points which I understand I can't hand up, but we wanted to discuss moving the main east west Hall road through Oak Farm, so it uses existing tracks and avoids traffic through the village. We've suggested using a large existing gate approximately 30m further north of the entrance, rather than their proposal to squeeze through a narrow gap between let commercial buildings within the farmyard.

00:21:55:13 - 00:22:26:29

We've suggested using another large existing gateway, with a safe turning entrance immediately opposite, and an existing farm tracks and existing concrete roads to become the Hall roads to the west for pylons 104 to 1 one five. We've wanted to discuss removal and relocation of a proposed Hall Road that forces traffic off a dangerous hill, with a blind entrance in the village down past rented cottages that will immediately become unelectable and which are outside the order limits for the pylons.

00:22:27:21 - 00:23:02:14

We have wanted to discuss moving pylon 100, approximately 50m to the northeast to access the wasteland, which will then neither affect the arable land nor the nearby houses and will reduce traffic. We've wanted to discuss moving the pylons 105 and 106 to the edge of the large square field, to reduce the impact on the cropped area as a result of the combination of the 50 square metre pylon bases and 38 metre spray booms, 126 metre strip of grade two land will effectively be sterilised through our largest fields and destroys the drains.

00:23:02:28 - 00:23:33:13

Moving the pylons closer to the edge of the field would reduce that sterile area to some 50m. Lastly, and importantly, we have wanted to contest the appropriateness of Grid seeking to compulsorily acquire 35 acres of grade two agricultural land over and above that required for their construction work to facilitate an area for the creation of biodiversity net gain credits to offset the impact of their schemes. In 24, Fisher German asked whether we would like to sell BNG units to to to grid.

00:23:33:23 - 00:24:03:23

We agreed and said we would discuss their need when they knew what they required and wanted. Now agreed what to force the sale of the estate for sale by the estate of a fertile block of agricultural land at agricultural value, to enable them to create and then manage BNG credits of a higher value to grid. I have concerns that their ability to manage the land, which will be on the edge of the estate and feel it inappropriate for them to be compulsorily acquiring land on which they can then sell any surplus credits at profit.

00:24:04:08 - 00:24:22:27

We would like to create the units ourselves on more appropriate locations than the estate, which we would then manage and sell to grid at market rate. We have the incentive to create the units properly. As poor management affects the adjacent land. This is not what compulsory purchase was designed for. I'll stop there.

00:24:23:28 - 00:24:30:18

Thank you very much, Mr. Fisher. I shall I shall pass over to the, um to the applicant to respond, please.

00:24:31:28 - 00:24:49:23

Thank you. Sir. Have a sergeant for the applicant. I'll go first to Mr.. Going to address the points raised around engagement. Um, and then I, I suspect that the last point about being might be one that we'll have to pick up in writing, but if anyone on the team wants to address that, although of course, they can do. Thank you.

00:24:50:27 - 00:25:09:21

Thank you. James, going on behalf of the applicant. Just to confirm, yes, there was a meeting held to discuss the accommodation works in February and more recently, a meeting directly with the agent on the 16th of April to discuss the ongoing engagement of terms. Um. However, notwithstanding, happy to reach out and set up a further meeting to discuss these in more detail. Off the back of today.

00:25:12:23 - 00:25:46:26

Thank you. I'm just going to I'm just going to ask this question because it has come up in the a number of times. A number of apps have referenced the fact that they've had really good discussions with Fischer German on site and either not heard back or it seemingly that those discussions haven't translated into into a discussion into an, you know, a demonstrable discussion with the designers or national grid. Can you just explain what happened? It's not just because of what Mr.

00:25:46:28 - 00:26:15:09

Fischer said. This has come up in previous. What happens behind the scenes after Fischer German have had some really good on site discussions, having taken lots of notes, had lots of feedback from landowners. What happens after that? You know, behind the scenes that we don't see to to give us some assurance that those discussions are having some impact or at least some some sort of understanding of what's going on behind the scenes, please?

00:26:16:03 - 00:26:42:16

Yes. Of course. James, going on behalf of the applicant, just to confirm that any discussions onsite are recorded and then fed back to National Grid and their delivery partners as the client. And these, as you will appreciate, are numerous in number. And we are looking to respond back to affected parties as part of the hot heads of terms reiteration when those are reissued, confirming in writing the position on the works discussed at these meetings.

00:26:45:04 - 00:26:46:05

Thank you very much.

00:26:46:25 - 00:27:07:22

Sir. On behalf of the applicant, I just want to make sure that Mr. Crawford has had the opportunity in case there's anything that he wants to add in terms of, because I know he's been involved in the sort of iterative design process and the consideration that's been being given to potential sort of alternative suggestions. So I just need to see whether there's anything. Thank you. That I think.

00:27:07:24 - 00:27:08:09

That would be very.

00:27:08:11 - 00:27:08:26

Helpful.

00:27:10:03 - 00:27:40:19

Josh Crawford, on behalf of the applicant. Thanks, Heather. Yes. Having been directly involved in that process through every stage of consultation and an iterative review thereafter prior to the next round of consultation, all the way through until submission and then ongoing. Now all of the information fed

back from a landowner, statutory body, internal environmental teams, engineering teams all gets pulled together into what we call gender control, where we review that the request that has been made.

00:27:40:21 - 00:28:12:17

We assess it from all the different disciplines engineering, environmental, socioeconomic consents, etc., etc. and then we have to, as I alluded to, right at the start of the day, we have to we have to provide we have to strike a balance on all of the often competing, competing effects and on varying degrees of receptors, including affected parties. And then through that process, we challenge and review and come up to come up with the ultimately the design that is presented on the screen and as part of the application.

00:28:12:19 - 00:28:43:04

Continuing on now, I think James touched on it there. There's still ongoing discussions. And again, as I mentioned earlier on today, that's now being fed back directly to the the delivery partners who are engaging in that detailed design process. Further investigation to further refine microsite where relevant in this particular location. Um, it's very it's literally just to the west of one of the areas that we discussed earlier. So it's a lot of the same drivers you've got on.

00:28:43:06 - 00:29:08:01

If you're just right on the eastern side of the screen as we look it now, you've got the railway. Um, and just the south of there you've got the Fort Walton Hall, grade one listed buildings, Register Park and gardens, as I alluded to before, and various listed building properties along the road to the north. You've again got the schedule monument and listed buildings, and the name has escaped me, I do apologise. Um, just to the north. And then why not leave the village?

00:29:08:03 - 00:29:09:03

Crystal temple pond.

00:29:09:08 - 00:29:41:02

Temple park. That's it. Sorry. Um. And then, um, moving slightly further to the west, uh, I think it was mentioned around TB 100 and 104. I've been kind of positioned midway between residential properties at Maltings Farm, Godfrey's Farm and Oak Farm. Um, and then to the west. And then also, sorry, just to confirm, there's a minor minor tweak to alignment to make sure the alignment didn't oversell the football pitches. It might not do football ground, which is in the same section there as well, just zooming in there.

00:29:41:09 - 00:30:19:04

And then to the west of the um, we've got the alignment that then kind of heads in a slightly north west direction to pick up the positioning of the underground cabling that's needed to cross the existing 400 kV overhead line. There was reference to some of the whole roads, and some tweaks were made to the whole world to pick up a section of the, um, the APRs existing tracks, as indicated by one of the colleagues earlier, One of the driving driving aspects, I guess, of the of the whole world is the Belmont, in which it was access to the public highway, which is being governed by road safety audits, relevant safety standards, visibility displays, etc..

00:30:19:15 - 00:30:23:07

So that's so it's not been able to completely pick up existing trucks.

00:30:23:22 - 00:30:24:07

Okay.

00:30:24:09 - 00:30:25:05

Thank you very much. That's very.

00:30:25:07 - 00:30:25:25

Helpful.

00:30:27:28 - 00:30:28:23

I think there's

00:30:30:13 - 00:30:32:05

a bit of a swapping of chairs.

00:30:35:09 - 00:30:37:05

John Galloway, on behalf of the applicant.

00:30:38:00 - 00:30:39:03

I would just like to make.

00:30:39:07 - 00:31:11:16

Just a quick distinction because I think you were sort of suggesting a bit of an explanation as to the process where requests are made for accommodation, works from landowners and persons interested in land and how those are assessed. I think it's important to just make a quick distinction between the engagement over many years, which has taken feedback on design and layout and location and site selection. And that feedback is the feedback that Mr. Crawford is explaining, has gone through many iterations in terms of the process and consultation. And distinct from that are the ongoing discussions.

00:31:11:18 - 00:31:42:21

There's been a lot of discussion today about meetings in February of this year where accommodation works. In particular, requests are being made by landowners. Those are going into a process of recording, registering triage to see if there are common themes and then decisions to be taken within National Grid as to the right disciplines making the appropriate calls. So when Mr. Geoghegan says that those will be dealt with for the heads of terms process, in many, if not most cases, these are often quite commercial matters specific to individual landowners.

00:31:42:23 - 00:32:14:06

I was going to pick up that point because because I was kind of, you know, getting the distance between, you know, the use of a certain gait, for example, as opposed to, you know, a movement of a, of a pylon into a, into a, you know, a field 100m away. And I do understand that distinction. I think it's sounding like the frustration is that and I think it was aired by the nephew. Representative is that that understanding of where we are in that process. So I think we covered that earlier. But I think people like Mr.

00:32:14:08 - 00:32:47:24

Fischer and others are understanding that there is still a process happening, rather than just a void of information coming back. I think, um, has been useful for me to hear and Mr. Stone to hear today, and obviously people that are engaged here today to hear that that is still ongoing and they're still waiting. Um, but, you know, hopefully those discussions will come to a conclusion or at least progress so that, um, you know, APS can understand that some of their comments, certainly on the commercial matters, are actually moving forward in a, in a productive way.

00:32:48:05 - 00:32:53:06

Um, Mr. Fischer, is anything that you'd like to finally come back on?

00:32:53:08 - 00:33:29:12

Yes, I think that I would say this that so far all our comments have gone into a deep void, a black hole which we have never seen him seen light coming out of. And we're asked to contribute and explain and do various things for you. But we hear nothing back. It's time to get on with it. My comments in the allocation meeting were first set out in both the July 24th and July 25th documents, on which not a single comment has come back to us as to why things may or may not be appropriate. We've completely wasted our time and effort, and it is devastating to farm planning.

00:33:29:14 - 00:34:00:00

If we have no idea what's going on, you may take it into account. We may be wrong, I accept that, but the fact is, how can we tell we are wrong if you will not engage with us? And engagement doesn't just mean sitting there taking notes, it means actually saying that's a good point or no, that doesn't work because of this. And that's where I think the frustration is and where I think National Grid official German have got this so wrong because you are irritated, so many of us who are hugely affected by the plans.

00:34:00:02 - 00:34:17:17

I think that message has come across today and I know that the applicant has heard that message. So and as the corner of my eye, I saw some nodding. So I'm hoping that that will be heard and you will get some progress, Mr. Fisher. And others will as well. So thank you for.

00:34:17:20 - 00:34:18:25

Making one further comment, which.

00:34:18:27 - 00:34:19:12

Is.

00:34:19:14 - 00:34:49:13

Please do I assume that a policy decision has been made about whether being units should be provided by taking land or land, and the national grid can do it, rather than the landowners selling being units from appropriate areas. In my view, as I've said, that is completely wrong. That is not what this was designed for. This was designed for getting national infrastructure, getting not the offsets.

00:34:49:15 - 00:34:57:02

We can do that. Has that decision been made and if so, on what authority has it been made? And I'm sure grid know the answer to that.

00:34:57:04 - 00:35:01:23

Yes. And I think I think it was explained that, um, that might be made in writing.

00:35:01:25 - 00:35:02:10

Yeah.

00:35:02:20 - 00:35:04:09

I mean, they know the answer.

00:35:04:25 - 00:35:24:09

Yeah. Sometimes because as we said at the beginning, the, uh, the the examination is predominantly a written process. So actually having it in writing rather than just orally. So here is actually gives us equal weight. And it allows us to look at it and understand it and people to respond to it as well. So having it in writing in this case is actually quite useful.

00:35:24:11 - 00:35:26:00

I wonder if I'll have a response this year.

00:35:28:04 - 00:35:30:02

Can I? Any final comments from the applicant?

00:35:30:09 - 00:36:06:19

Yes, please. Thank you sir. Have a sergeant for the applicant. So, um, I we've understood the point about the frustration around these sort of lack of understanding, um, from the APRS perspective in terms of the change control process and then the more commercial sort of more site specific commercial process that Mr. Galloway was referring to. But, I mean, the earlier change control process and the iterations of the design. You know, a couple of years ago, that is. That is in the documents. I appreciate it, but, you know, it may not be that it has been communicated directly to every app, but that is in the DRS.

00:36:06:21 - 00:36:20:01

And then, as Mr. Galloway was explaining, there is now this more site specific commercial process, which of course is a matter for sort of direct communication, but that's how the information has been disseminated in response to the suggestions.

00:36:23:11 - 00:36:34:21

And yes, on being as I said, we don't have the requisite people that we would need to respond on that available in this hearing. So we'll come back in writing on the points that have been made on that. Thank you.

00:36:34:23 - 00:36:38:07

Thank you very much. Thank you very much, Mr. Fisher. That's very kind of you.

00:36:42:12 - 00:36:47:08

So next is Mr. and Mrs. Lanham. I've been waiting patiently all day.

00:37:04:18 - 00:37:06:05

So I'm going to speak first and then.

00:37:06:15 - 00:37:13:16

Yes. And just to confirm, it's still a five minute introduction between the two of you so that we can keep to the 15 minute slot. Thank you.

00:37:13:18 - 00:37:52:29

Okay. We'll try. Um, so thanks for the opportunity to speak. My name is Claire Lanham. I live at Schilling's farm with my husband and our children, and we run our farm business from this property. And I'm here to set out our objection to the proposed compulsory acquisition and access arrangements. And the very real impact this would have on our home, our family, on our livelihoods. This proposal does not just affect farmland, it directly affects our home. The proposed access route would enter through our main residential gateway, pass through our front garden, and run to within approximately three meters of our front door before continuing into the farm.

00:37:53:29 - 00:38:15:06

This would fundamentally change the nature of our home, effectively turning it into an access route for construction, traffic and contractors that would bring constant vehicle movements, noise, dust and disruption directly to our private residential space where our children live and play. More importantly, it raises serious safeguarding concerns.

00:38:16:23 - 00:38:30:11

Sorry. This proposal introduces routine access by unknown individuals working in close proximity to our home and family, without any safeguarding relationship or control over who is entering that space.

00:38:31:26 - 00:39:04:28

We do not feel this is reasonable to expect a family home to function in this way. In addition to the residential impact, there is a significant and direct impact on our farm business. We operate a turkey enterprise under strict biosecurity requirements, and we have written confirmation that this access arrangement would result in the loss of that contract. This is not speculative. It is a direct and immediate consequence. The movement of external vehicles and contractors through the farm creates an unacceptable disease risk, particularly in the context of poultry production.

00:39:05:24 - 00:39:38:28

There would also be disruption to our cattle enterprise, affecting grazing, livestock movement and overall farm operations. The cumulative effect of this is not simply an inconvenience. It is a serious threat to the viability of our business in terms of engagement. We have raised these concerns consistently. We have had seven meetings now with Fischer German and have sought to highlight the severity of the impact. However, from our perspective, there has been no meaningful resolution to these issues. Crucially, there is a viable alternative access route available.

00:39:39:11 - 00:40:10:19

This alternative uses an existing entrance point that would avoid our home, avoid our livestock, and remove the associated safeguarding and biosecurity risks. Despite this, it has not been properly considered. Our position is that the compulsory acquisition and temporary possession powers, as they relate to this access route through our residential property, are not justified. The level of harm caused is significant, and it is unnecessary given that a less harmful alternative exists in terms of relief.

00:40:10:21 - 00:40:41:11

We are asking that the proposed access to our residential gateway is removed, and that the alternative access routes upper public road and through a gateway to the field that the pylon is actually proposed on, is adopted instead. Finally, this proposed this proposal engages our rights under article eight of the Human Rights Act. The right to respect for private and family life and the home. The intrusion of industrial access within metres of our front door represents a significant and unjustified interference with that right.

00:40:41:13 - 00:41:07:14

Particularly when a rate a less harmful option is available. This proposal would fundamentally change how we live, how we feel in our home, and our ability to operate our business. It would turn our home into something it was never intended to be. This level of harm is not necessary and is not proportionate. And all we are asking is that a more appropriate alternative is used. Thank you. I'm sorry.

00:41:08:22 - 00:41:13:12

No problem at all. Thank you very much, Mr. Lander. Have you got anything further to add?

00:41:13:14 - 00:41:45:03

Yes, yes yes, yes. I'm Dick Lanham. I own and live and work at Schelling's farm, along with my wife and my children, which is planning application ethics. And I am responsible for the day to day management of this agricultural business. I'm speaking both as at home owner and a person responsible for running a livestock farm and its proposed access route entrance for a main residential gateway through our garden along the side of our house, passing within three meters of our front door before continuing through the center of our farmyard and operational grazing land.

00:41:45:11 - 00:42:23:21

This is not access for a remote field, but through the core of our family home on a daily basis. This area is used for family life, livestock handling and general farm management. Introducing third party movement into this area will create unavoidable conflict between construction vehicles and normal farming operations. From a residential point of view, it is not just the presence of vehicles, it is the presence of untold numbers of personnel operating just a few meters from our front door. And as a parent, that raises great concerns over safety, security and safeguarding with our home environment within our home environment.

00:42:24:01 - 00:42:57:22

For the from a farming perspective, the risks are equally significant. We operate a turkey enterprise with strict biosecurity requirements. We have written confirmation that the unrestricted third party access would result in a loss of this contract. This is a direct and immediate impact on our business

and our main stream of income. This would also. There would also be major disruption to our beef herd, including reduction in size due to reduced grazing flexibility. The increased stress to the animals and safety risks from interaction between vehicles and livestock movements.

00:42:58:03 - 00:43:34:12

Safe farm operations rely on controlled environment. This purchase proposal intrudes, introduces uncertain risk and additional cost to everything we do. When you look at this cumulative impact on our home, our operations and our business is substantial. But the key point is there is an alternative. We have offered alternative access routes to National Grid, which lead directly to the proposed pylon site. This proposed route eliminates the biosecurity risk of the Turkey enterprise, saving our main income stream.

00:43:34:14 - 00:44:07:27

It reduces the loss of grazing land by half, helping save more of our beef herd, and reduces the impact on our family home and living space. Choosing not to use this proposed route places unnecessary and disproportionate burden on us. We have had five silent meetings with National Grid about this project over the past two years, and have raised many serious questions. Only to receive not one single response from them. They say they want to enter into voluntary agreements, but they will not engage. This makes me believe that it is all lip service and a tick box exercise.

00:44:07:29 - 00:44:38:19

National grid just wants to use their treasury powers to get the job done, regardless of what it is. We are not here to oppose everything. We understand the scale of the project and the decisions are being made beyond our control. But we do ask whether it is a less harmful option exists. It is properly considered and adopted because the the current proposal on our farm is not just inconvenient and incompatible with how we live. It is destructive. And you say you want to. You offer meetings. National grid Fisher German.

00:44:38:21 - 00:44:43:27

You offer meetings, but you offer no answers. Thank you.

00:44:44:19 - 00:44:53:28

Thank you very much. I think if it's okay might be helpful to have a plan up so we understand where we're talking about. And I'll ask the applicant to respond, please.

00:44:55:24 - 00:45:13:17

Thank you sir. Have a sergeant for the applicant, and I'll turn to Mr. Crawford first in case he's able to respond on the sort of point around specifically the routing of access. But I'm not sure if that if that does involve a more sort of highways specialist, then it may be that we have to take that away and come back in writing.

00:45:13:21 - 00:45:32:28

I mean, I would like to know what the access is being used for because it's obviously not a primary access route. So as it's not a primary access route, I'd like to know what the the access is intended to be used for that we're talking about and, and some indication of where the alternative is and what you consider about the alternative.

00:45:34:24 - 00:46:11:08

Josh Crawford, on behalf of the applicant, are you able to zoom in a little bit? Um, to the what I believe is the access in question. Keep going. A little bit more that I'll probably do that. Okay. So this just for general context, actually, I should have said that before you zoomed in. But this is the area where we've got the Dunton Hills Garden Village proposals directly to the west side of our alignment. We've got the National grid gas pipeline that we're broadly following. The route of there is the overhead 400 kV overhead line works, and then there is the undergrounding of the 132 kilovolt um UK power Networks overhead line as well.

00:46:12:09 - 00:46:46:03

I think there has been a little bit of misunderstanding in terms of the use of the access that has been discussed. So the access is that you can see. So you've got the green swathe, which is the overhead line, um, plus two permanent rights. And then just to the right of there, it's a bit hard to tell at this scale, but you've got it looks a grey color on this particular screen from my eyes here, but it's the red line boundary and the permanent access route, which is the right of a land for permanent access for ad hoc surveys, inspection, maintenance. I can categorically, categorically confirm it's not a construction access route.

00:46:46:05 - 00:47:20:21

The whole world. If you look again in the green, just to the left is the dark, kind of grey lucky coloured kind of alignment within the green to the left, and that is accessed from further north of this site, all the way down to the railway, which is a dead end. And then the construction traffic will have to turn around and go back out again. So it's not the one in question is a permanent access route only for small vehicles, pedestrian access, etc.. Um, I might hand over to landowner colleagues now, but yeah, there's potentially so.

00:47:20:23 - 00:47:29:01

So just just to confirm, you're saying that the access that we're talking about is not for construction of the project.

00:47:29:13 - 00:47:30:03

That's correct.

00:47:30:10 - 00:48:05:16

So if it's not because I, I have looked at the plan and it does say access for is it for maintenance with no construction of an access track. So is it just rights? Its rights so purely rights and. No, no. But after construction. So what sort of what sort of I know you just you thrown in just a few, um, uh, suggestions of what that access would be used for. But to help me understand and to help the planners understand maybe if they if unless they already had this explained to them.

00:48:05:19 - 00:48:16:10

Are we talking about once a year, once a month, once a week, once a day? Are we talking about Land Rovers? Are we talking about HGVs? What are we what are we talking about in terms of.

00:48:16:14 - 00:48:50:13

You're talking about a foot patrol once a year, once every few years, depending on the condition of the assets and the different stages you might be taking in a small 4x4, maybe require something of a trailer. If you did need to take any fittings replacements up the towers or something, but that can be done by climbing. So you don't necessarily have to take large vehicles and you don't need to take cranes in the future, etc., etc. that's one of the benefits of the lattice pylon is that it can be climbed. So it's going to be irregular, infrequent. It might be a case of going in and needing to change an insulator disk that has cracked or something like that.

00:48:50:15 - 00:48:54:17

So yeah, there's not an exact number that I can quote because.

00:48:54:23 - 00:48:56:18

I'm just going to I'm trying to like.

00:48:56:20 - 00:49:21:06

Infrequent ad hoc. We're talking less one time, 1 or 2 times a year, potentially the maintenance just hours. And when it's required, it could be 20 years before somebody needs to go in and do any maintenance. It could be 30 years type of thing, I think. Yeah, I might have to take it away. And in writing provides a kind of a summary response to that with the Touch Protocol colleagues in the National grid. But yeah.

00:49:21:27 - 00:49:40:12

And, and in terms of the alternative to this that Mr. and Mrs. Lanham have suggested. Is that something that you have looked at? Or is that to come into our previous discussion about or you know, about where the alternatives lie in terms of response?

00:49:40:14 - 00:49:51:15

I think we might need to take that one away. I'm not entirely exactly specific on the specifics that's referred to because I think, yeah, there was a mention of the south and north of the property. So just to just double check that.

00:49:53:02 - 00:50:01:27

I'll go back to Mister. Mister, is is that explanation of what this access is proposed for? Is that familiar to you.

00:50:02:10 - 00:50:06:09

Know, so we've been told that, um, our land is.

00:50:06:11 - 00:50:06:26

Going to be.

00:50:07:03 - 00:50:38:18

Your last set of terms, states that it's for construction. Um, and we were told that it was going to be for deconstruction of the pylon that's already on the field, which is a field that we don't own. It's a field that we rent. So we were told that our land was going to be used for the deconstruction of that pylon that's already there, and then for access routes, surveys and then a permanent actor access after the

project after the seven years. But we from the from the beginning, from two years ago from deja over either site visits which was the five.

00:50:38:20 - 00:50:55:25

We've also had two zoom meetings with Fischer German and our land agent. We've said there is a public road that if you just come out of our gateway, you walk literally 30s round the public road, there is a gateway to the field that their pylon is on, which is our rented field.

00:50:55:27 - 00:51:27:04

Okay. It does because when, when you there's a, there's a, there's a certain plan that I'm sure the applicant can direct you to because it's their plan. And I did look at this in advance because obviously we do a bit of prep. Yeah. And the access that we're talking about there is in the key that says that there's no there's actually no track being constructed. I think it says no works associated with the access. And it does read as if it's for afterwards because, um, the full construction.

00:51:27:16 - 00:52:00:03

Um, because we were examining, obviously the construction access routes as well. This doesn't look like a construction access route to me. So I did a little bit of thinking. I think I think, I think that there might be a bit of, as you've just said, a little bit of misunderstanding. And, um, it may be that we are after after we finish, because there's only one person after this, maybe there's an opportunity to, to clear up, um, some of this confusion. After this meeting, I think that might be an opportunity that would be very welcomed, if you're willing to.

00:52:00:05 - 00:52:05:16

Yeah. Regardless of what it is, they wouldn't need to use any access through our land if they use the alternate route.

00:52:05:18 - 00:52:06:24

I understand that, and I think.

00:52:07:09 - 00:52:30:08

And also sorry, but also to the point it's okay having a discussion face to face. We've had many of these over the years, face to face discussions. It's what we receive in black and white, or we've got to take as gospel. And our last heads of terms stated that it could be. Not that it was definitely, but it could be used for construction, deconstruction and access to this pylon site.

00:52:30:10 - 00:53:01:26

Okay, I think I think those those points have been made and I do I know I understand them and I think that's just an opportunity potentially today to to clarify some of those matters. And I think, you know, you know, I think those terms obviously need, you know, in terms of your, your concern about safeguarding and biosecurity. I would I, I wouldn't because the heads of terms that aren't to do with us. But it may be that there's a, there's a way of ensuring that you get notification of when those visits are happening, let's say. So I think there's I think there's an opportunity potentially this is just my view to help things along.

00:53:01:28 - 00:53:13:01

Um, to, to to to confuse some of the situation and get some clarity on what the your concerns are and your questions are. Does that make sense?

00:53:14:03 - 00:53:40:12

I have a sergeant for the applicant, so that does all make sense. Um, we can certainly provide clarity. I appreciate the desire to have clarity in writing, and we can certainly provide clarity and writing so that Mr. and Mrs. Lanham have that. And everybody is working off the same basis in terms of, you know, a precise understanding of what actually is proposed. And then we will seek to move matters on from there.

00:53:40:14 - 00:53:45:00

Okay. I think that makes sense. Mr.. Mr. Lanham, is there anything further you'd like to say?

00:53:45:03 - 00:54:00:18

Yeah. Will alternative access be looked at rather than just saying we're going to have it in writing, that this is what we're going to do. Will the the the alternative access that is much more straightforward in the long term be looked at?

00:54:01:29 - 00:54:03:18

I'll just pass it over to the applicant.

00:54:04:05 - 00:54:05:26

Steven Burton on half the applicant. Yes.

00:54:06:11 - 00:54:07:04

We are aware.

00:54:07:06 - 00:54:07:21

Of the.

00:54:07:23 - 00:54:15:18

Alternative access you pointed out, and that is currently going through our internal process to review. So we will come back to you on that as well to confirm the detail.

00:54:16:04 - 00:54:20:09

If you can do that would be great. Thank you very much. Thank you very much, Mr. Lanham.

00:54:21:27 - 00:54:26:25

And last on our list for today is Mr. Paul and I'm.

00:54:38:09 - 00:54:50:02

Very glad we've been able to fit you in at the end. Thank you for waiting. And you probably know the score now because we've mentioned it a number of times. If you have up to five minutes to, um, to give us your summary.

00:54:50:13 - 00:54:50:28

Okay.

00:54:51:00 - 00:54:51:25

Thank you very much.

00:54:52:27 - 00:55:09:25

First of all, Fisher Germans map the the latest map that we got, what we've received the our farm is etched in green. Well, we've also included in this map half of my neighbor's farm

00:55:11:11 - 00:55:42:17

on this map, which, of course, has got nothing to do with me of everything to do with them. But I'd like that amended, if you could, and send me a proper map with a with a proper shaded areas on it. Also, this map that you've sent me with a shady green area on it is only half my farm. The other half of the farm is great. It's greatly affected, but that's not on this map.

00:55:42:19 - 00:55:54:00

I like just received half a map, so I don't know what we can do about that. Because we're talking about. We're looking at this map. It's only half the farm.

00:55:56:04 - 00:55:57:22

Okay. Thank you.

00:55:59:12 - 00:56:00:20

Is that.

00:56:00:23 - 00:56:01:14

No no.

00:56:01:16 - 00:56:02:01

No.

00:56:02:17 - 00:56:04:05

Can that be addressed? Can they? Can they?

00:56:04:15 - 00:56:08:27

I'll ask the applicant to answer that in a minute. I'm just letting you carry on. Right.

00:56:10:15 - 00:56:11:21

Right now.

00:56:12:29 - 00:56:13:14

We've got.

00:56:13:16 - 00:56:30:27

A proposed access easement road, Which is the road we use for our farm use, which goes right past our house down to where our farm buildings are. In particular, there's a building there, what we house turkeys in.

00:56:32:19 - 00:56:40:21

And this road goes right past it, and I mean right past it. You can touch the turkey shed from the road. It's it's that close.

00:56:42:07 - 00:57:15:00

The firm, the company we do the turkeys for have give us an email saying the personnel that are going to use that access road, the amount of people that are going to use it, they will terminate our contract because because of the threat of the bird flu, because they don't know where the bird flu comes from. I ain't got a clue, but he just arises where it arises. So with the extra personnel coming down that proposed route going right past the turkey shed, we're going to lose financially straight away.

00:57:16:08 - 00:57:19:06

We have reluctantly.

00:57:21:11 - 00:57:28:16

We have reluctantly suggested another route further to the west,

00:57:30:15 - 00:57:40:15

on the western boundary of our farm, where the proposed route might. Might be acceptable to us to use,

00:57:42:00 - 00:57:56:22

which eliminates them going past the turkey shed. They won't have to go past the turkey shed, because they can come to the west of that and eliminate that problem. That's one of our problems that can be cured at the stroke of a pen, if you like.

00:57:58:21 - 00:57:59:18

We've, we've.

00:57:59:26 - 00:58:01:20

We've spoken to a.

00:58:04:03 - 00:58:20:14

Bishop German on loads of occasions. But to start off with dear Mr. and Mrs. Lanham, fifth of the fifth, 2023 is the first letter we receive from Fischer German and it says it.

00:58:21:13 - 00:58:22:24

La la la la la la.

00:58:22:26 - 00:58:53:02

If you appreciate natural good results, not resort to these statutory rights. And we very much hope a mutual agreement can be put in place. However, unless we receive a completed survey licence from you within 14 days of this letter, you will go. We will go to court to get a compulsory exit entrance to our farm. The very first letter we got, Britain's this court action. Right.

00:58:53:12 - 00:59:27:27

So we go further down. We go further down the farm. That's not on this map. Further down the farm. I've got my herd of cattle grazing in the field. And that's where them cattle live. They live in here. They're 21, 24 months old. And then I, son, they live in that field. Well, we've been told in 3 or 4 months time they're going to come in and start digging explanatory exploration pits in the in this part of the farm, 30 pits are going to be included in digging.

00:59:27:29 - 00:59:50:12

They're 30ft long, two meters wide and a meter deep. Well, I've asked several times when we've had Fisher German representatives come to the farm. What am I going to do with the cattle? Where am I going to put them? So they've said, put them in another field. Well, I ain't got another field. I've just got the field

00:59:52:06 - 00:59:53:00

they're in.

00:59:55:20 - 00:59:56:06

And what.

00:59:56:08 - 00:59:56:23

What.

00:59:56:27 - 01:00:27:08

And they say okay then. Would would they write it all down. They they take it away. Mr. Lanham, we'll look at that and we'll be back with an answer. What do we get? Nothing. I can get back to me. Not a word. Three different meetings we've had with your guys on our farm, and we've asked this question three times. Nothing. No reply, no letter, no phone call. No no no nothing. Just don't reply.

01:00:28:03 - 01:00:48:24

So we're thinking, well, what? This can't be right. You're talking about coming in my front gate, ruining the turkey business, digging holes in my farm where the cattle grazing isn't. It's not not not even a word from you guys. Not one word. What are we supposed to make of it?

01:00:49:09 - 01:00:53:24

Just a point of order. Thank you, Mr. Dan, but you're addressing me and Mr. Stone.

01:00:54:00 - 01:01:06:19

I beg you, but I'll tell you what I'm saying. What are we supposed to make of it, then? Right. Okay. All right. We also received this Norwich Day Tilbury brochure.

01:01:08:23 - 01:01:15:16

In June 2023, which is the same time as I got this other this other letter.

01:01:15:18 - 01:01:19:24

If you could start to, to close up your summary, that would be very useful now. Yeah. Thank you.

01:01:20:17 - 01:01:21:24

It says in here.

01:01:24:21 - 01:01:29:12

Are ideas that they can consider as to

01:01:31:01 - 01:02:01:12

what would I take into consideration while deciding what to pardon. He says here recreational features, parks, lakes and sports facilities. Well, we've got a fishing line at the bottom of the farm next to where the new pylon is supposed to be going to be erected, and the wires from that pylon go directly across our lake, obviously stopping our fishing activities down there because electricity cables and water don't, don't don't mix.

01:02:02:11 - 01:02:33:07

We've asked we've asked the same people to come. What are we going to do? Why can't you move that pylon to the west by 40m? Admittedly on somebody else's land, but they're getting the pylon taking down anyway, so another one. La la la. Wouldn't anyway. But we've received no response to why they can't move the pylon, or why the pylon is put there in the first place. We haven't received that.

01:02:33:09 - 01:02:36:10

Any answers to that question?

01:02:36:12 - 01:02:43:10

Thank you. Is there is. Sorry, I didn't mean to interrupt you, but I'm just I'm just conscious of time. Is there anything further?

01:02:43:12 - 01:03:20:13

Yeah, I'd just like to just say it's the fishing lake at the bottom of the farm, which is part of our income. I've got 25 other cattle walking on that grass as we speak, where they're going to dig the pits. And I've got a turkey shed at the beginning of the farm, which they're going to contract to cancel my contract on. So that's the three main issues that I've got. I've already reluctantly suggested we might move that access road to the left hand side of the farm, down the western boundary.

01:03:21:09 - 01:03:24:05

But of course, I haven't received any response from Fischer German.

01:03:24:07 - 01:03:25:09

Okay. Thank you very much.

01:03:25:11 - 01:03:30:27

Because we don't receive any communication from them at all. They've got no answers.

01:03:31:04 - 01:03:36:16

Thanks, Mr. Lanham. Um, I'm going to ask the applicant if they would like to respond to those matters, please.

01:03:36:25 - 01:04:10:09

Thank you. Sir. Have a sergeant for the applicant. Um, there was the preliminary point around the map shading, so we'll take that away and see if there's anything we can do to assist on that. So, um, in terms of the turkey shed and the suggested alternative access, we will, um, consider that and respond to Mr. Lanham. Then there's the query of, well, the point around the letter in relation to the surveys. Obviously, sir. It's a standard approach first, to seek to agree and true for survey purposes and if not to seek statutory powers.

01:04:10:11 - 01:04:39:04

So, um, I appreciate that. From Mr. Lana's perspective, it may have been understood as a threat to go to court, but it wouldn't have been, um, in terms of the query around the cattle and the lack of response from Fisher. Jim. And I'll let Mr. Boeing respond on that. And then the final point, just in case Mr. Crawford has anything that he can respond to in terms of the fishing lake and the routing query. Thank you very much.

01:04:41:12 - 01:04:44:26

It might be worth having the map on the plan up on the screen.

01:04:46:07 - 01:05:04:05

Thank you. James, going on behalf of the applicant, just to cover off the point on the plans to do with the hots as well, the reason that the plans are separated over the overall ownership there under two separate titles. So therefore two separate hot spans would have been sent. So that's why the plan is showing one ownership under one title. There would be a.

01:05:04:07 - 01:05:05:06

One year old.

01:05:06:01 - 01:05:10:23

I appreciate that, but I think there's also another title. It's another title number.

01:05:10:25 - 01:05:11:19

So why not got that?

01:05:11:21 - 01:05:31:16

Then you should have it. And if you haven't, I will look into that and we'll make sure it's reissued. On the point regarding the cattle. Accepting that the scheme will be impacting agricultural operations and recognizing that that has been received and recorded, that the meetings we've had to date, we'd be looking to further discussions on that in terms.

01:05:31:18 - 01:05:33:21

Can I just ask the applicant to address the.

01:05:34:01 - 01:05:34:16

Sorry.

01:05:34:18 - 01:05:35:03

Over here.

01:05:35:12 - 01:06:05:18

In terms of how we mitigate the impact on the cattle, we can look at various options around kind of compensatory feeding, um, temporary fencing, temporary rehoming or that sort of thing. Uh, in furthering the the discussions that we're having with the landowner and the agent on this basis. Um, I should just add from an engagement perspective. There's already a meeting scheduled to discuss this specific AP for the 11th of May with the agent where these matters will be furthered. Having been recorded at previous meetings.

01:06:06:21 - 01:06:18:27

So just to confirm, you got a meeting with with Mr. Landon's agent on the 11th of May, and the matters of the cattle in particular are due to be discussed there. Cattle plans.

01:06:18:29 - 01:06:21:02

And alternative access.

01:06:21:06 - 01:06:26:13

And alternative access. So they're all due to be discussed with the land agent on the 18th and the 11th of May.

01:06:26:15 - 01:06:27:27

11th of May? Yeah.

01:06:29:15 - 01:06:34:19

Thank you. Just ask Mr. Lanner if you were aware that that meeting was happening.

01:06:35:00 - 01:06:36:09

I wasn't aware of it, no.

01:06:36:11 - 01:06:53:24

Okay. I think it's just been explained, as you've heard, that, um, that your land agent is due to meet on the 11th of May. So I'm hoping that some of those matters that you're concerned about, your land agent will be able to represent you. Uh, and with with with the applicant. And some of those matters will be, um,

01:06:55:12 - 01:06:57:15

furthered in terms of discussion.

01:06:57:17 - 01:06:58:02

Yeah.

01:06:58:06 - 01:07:05:06

Okay. Yeah. Thank you. And, um, just ask any any response about the fishing lake, please.

01:07:06:18 - 01:07:12:09

Josh Crawford, on behalf of the applicant. Can we just pan the map out just a little bit, please?

01:07:15:07 - 01:07:24:28

Oh, sorry. Oh, sorry. Just just so we've got the, um, so, as touched on, on the previous app. It's just taken a second to load there, isn't it?

01:07:26:17 - 01:07:57:15

Um, this is the area where we've got the Dunton Hills Garden Village proposal to the west of the alignment. And then just where it's kind of I don't know what's going on with the map in there, but just on the the northern end there, you've got the, the main road, the dual carriageway at the top of the screen there. You've also so we've got the Dunton Hills Garden Village to the west, to the eastern side. There's also um, various housing allocations in the Local Plan for residential on the east of the line. We're also restricted by areas of woodland on the west.

01:07:57:17 - 01:08:35:16

As we cross the road, we then follow that gas pipeline, um, housing buffer area that we the non build area. Obviously whilst we're parallel in it, we do need to maintain our own offsets from it, um, foundation footings etc. and the gas pipeline easement. So that's what's restricting us moving to be 2 to 7 further to the west. Um, as suggested by the AP, onto the adjacent land. That will then take it pretty much on top of that pipeline. Um, it will take um, and then, um, yeah, we've got the housing development to the east as well.

01:08:35:28 - 01:08:59:13

Um, the and the Basildon side. Um, so, yeah, in the overall balance, unless we were to look at the wider alternatives that were in the previous responses to the DRS, the balance was that, yeah, the Fisher Lake is a compensated, um, item that. Unfortunately, in this instance we with the constraints that we were unable to avoid.

01:09:00:06 - 01:09:14:28

Okay. So so so your summary at the end is that you accept that Mr. Lanham is saying that you're unable to avoid the fishing lake and it will be, um, unusable. Yeah. Okay. Thank you very much.

01:09:16:24 - 01:09:35:22

Any further comments from the applicant? Um, Mr. Lanham, is there any further comments you'd like to make in response to what the applicant has said? Um, obviously take, you know, taken on board the fact that there will be a meeting to cover many of your concerns in a few weeks time.

01:09:36:00 - 01:09:37:10

Yeah, I can yeah.

01:09:37:12 - 01:09:39:05

Okay. The meeting sounds all right, I.

01:09:39:07 - 01:09:40:12

Suppose, but, uh.

01:09:41:10 - 01:10:12:26

The cattle, the guy over here said the cattle will. Perhaps we could feed them. Well, who's going to do that then? Who's going to buy the feed? Supplementary feed? If we lose. If we lose that grazing because of the pigs, who's going to supply the food? And the tractor and trailer and the high end feed, the feed mangers and the water, because there isn't water down that part of the farm. Who's going to pick the tab up for all those ongoing things?

01:10:13:04 - 01:10:25:25

My expectation is that those are the matters that will be discussed at the meeting next in two weeks time. Um, but I'm happy for the applicant to there's a lot of nodding happening, but if you could just confirm my assumption.

01:10:27:00 - 01:10:36:28

Thank you. James, going on behalf of the applicant. Just to confirm if there is a loss incurred as a result of the works undertaken by National Grid, then that would be a compensated item to the AP.

01:10:37:08 - 01:10:58:18

Thank you very much. So yes, complex compensation may be may be applicable in certain cases. So that would be a matter for your agent to to talk with you about. So I'd encourage you to to have this discussion with your agents before they have the meeting, so they're aware of the concerns that you have. And they can they can represent you as they're there to do.

01:10:59:15 - 01:11:00:02

Okay.

01:11:00:04 - 01:11:00:23

Okay.

01:11:00:25 - 01:11:01:10

Okay.

01:11:01:12 - 01:11:01:27

Thank you.

01:11:01:29 - 01:11:02:21

Thank you very much, Mr. Lanham.

01:11:08:21 - 01:11:41:06

So that concludes all people that have indicated wish to hear from us today. Um, before we move on, is there any persons that we haven't covered? We did clarify that this morning session. Um, but if there's anybody that is here that, um, has decided they need to speak. If you'd like to let us know. Okay. Thank you very much. In which case it is 1641. And as there are no other persons today, this hearing.

01:11:41:14 - 01:11:42:27

Sorry, sorry. I beg.

01:11:42:29 - 01:11:43:15

Your pardon.

01:11:43:26 - 01:12:15:09

Um, have a sergeant on behalf of the applicant. I just wanted to inquire. And it may be that, um, it's not helpful to you, but there's an agenda item I think, at the end. More around sort of AOB. Um, if there was a I'm aware that one of those items was around our approach to category one three holders. Um, Mr. Galloway, next to me is the person who is best placed to speak on that. He can join us, I think, from 10 to 2, possibly virtually. But, um, just to flag that if that were to come up earlier, then that, then we might be in a little bit of difficulty.

01:12:15:11 - 01:12:16:12

I don't think it will.

01:12:16:14 - 01:12:29:27

I think I don't think we will be earlier than 10 to 2. There's an outside chance, depending on if any people decide they don't want to speak. They have suggested they're going to speak, but probably will be okay at that point.

01:12:29:29 - 01:12:42:05

Thank you. And my only ever query was, um, obviously we'd like to be of as much assistance to both of you as we could. So if there were any other points that you're already aware that you might want us to pick up, um, as AOB tomorrow.

01:12:42:11 - 01:12:48:05

I don't think there's anything specific that's going to that is going to catch you out. I think it might be just a.

01:12:53:09 - 01:13:29:17

I'll pass you on to Mr. Stone in a second, just in terms of running tomorrow. But in terms of agenda item four, there's nothing specific that that we can tell you now that you need to prepare for, but it might be just a general discussion about the new schedules. And just so we can understand what we're looking at and if there's any matters that we just think that we, you know, we'll look tonight to see whether there's anything we want to particularly look up. And it might be and it might be that some things are more of a summary from some of the things we've heard today. So it might be a good opportunity to just, you know, recount on some themes that might be coming through that we want to pick up and how they reflect on the schedule.

01:13:29:19 - 01:13:37:21

So but nothing that I'd go away and suggest that you overtly prepare on that, um, that would otherwise bother you.

01:13:37:23 - 01:13:38:11

I'm very grateful.

01:13:38:13 - 01:13:43:20

Thank you. I'll just pass over. Mr. Stone, you just wanted to make a point of order about the running order.

01:13:43:26 - 01:14:11:15

Yeah, it was just that we had a notification that Mr. Jones that we heard today is also identified on tomorrow's rolling list as George Nicholas Jones. So we'll be pulling that one off. Um, so that'll take one speaker out of the list and everybody else it just gets shifted up, shifted up a bit. But yes, in case you're prepping George Nicholas Jones was Nick Jones, who we heard today.

01:14:13:14 - 01:14:19:20

Ambassador of the applicant. Thank you sir. I think we had also reached that conclusion as we were preparing. So I'm grateful for the confirmation.

01:14:20:20 - 01:14:36:11

Thanks very much. Sorry. Before we close, is there anything else? Okay. Anything else, Mr. Stone? Okay. Um, time has moved on since I last spoke, and it's 1644 now, and this hearing is adjourned and will resume at 10 a.m. tomorrow morning at this venue. Thank you very much.