Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	Hampshire Water Transfer and Water Recycling Project
Hearing:	Recording of Preliminary Meeting - Part 1
Date:	11 November 2026

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FULL TRANSCRIPT (with timecode)

00:00:06:03 - 00:00:39:15
Good morning, everyone. It's ten o'clock and time for me to open this meeting. I would like to welcome you all to this preliminary meeting, which is being held in connection with an application for an order for development consent made by Southern Water Services Limited for the Hampshire water transfer and water recycling project. Before I go further, please can I confirm that everyone can hear me clearly? Perhaps somebody at the back of the room put put...

00:00:39:17 - 00:00:53:13
Thank you. That seems to be alright. Can I also confirm with the case manager, missus Norris, that the live streaming and recording of this event has begun? Thank you.

00:00:55:12 - 00:01:15:19
My name is Wendy Mackay. I'm a bachelor of law nonpracticing solicitor and have been appointed by the secretary of state to be the lead member of the panel to examine this application. I shall now ask my other panel members to introduce themselves to you.

00:01:16:08 - 00:01:27:02
Good morning. My name is Maria Rokitska. I'm a chartered scientist and a chartered environmentalist, and I have also been appointed by the secretary of state to examine this application.

00:01:28:24 - 00:01:39:23
Good morning. My name is Sharon Bennett Mathies. I hold an LLB in Law, and I am a non practicing solicitor. I have been appointed by the Secretary of State to examine this application.

00:01:41:10 - 00:02:17:27
Thank you. Together, we constitute the examining authority for this application. We've been appointed to examine and report on the application to the secretary of state for the department for environment, food and rural affairs with a recommendation as to whether or not a development consent order should be made. I would also mention that we have one other planning inspector here today, Delphine Byford, who is attending the venue purely for training purposes and to observe the proceedings.

00:02:19:05 - 00:02:49:13
I'd also like to introduce the members of the planning inspector's case team who are supporting us today. We have missus Norris, the case manager for this project, and Lulu Pattalano here in the venue, whilst Ramil Birney is dealing with the virtual side of the event. The case team will be able to answer any questions you may have about today's event and the process in general.

00:02:51:01 - 00:03:07:17
Now I'll now deal with a few housekeeping matters for those persons tending in person. Please can everyone turn off or set to silent all mobile phones and other devices so as not to disturb anyone who may be speaking.

00:03:09:05 - 00:03:46:05
The toilet's located just outside this room to the left and then immediately to your right. There is no fire alarm testing scheduled during the meeting today. Therefore, if the fire alarm does sound, please leave the building by the nearest clear exit and do not return until instructed to do so by staff. The assembly point is in the rear car park by the wooden building. Is there anyone present who would require assistance in the event of a far or other emergency?

00:03:49:28 - 00:04:21:18
Since today is the eleventh of November, we will be holding a two minute silence at eleven o'clock to mark our mister's day and to remember those who have died in military conflicts. As far as any other breaks are concerned, we intend to take a short midmorning break at around eleven thirty and a longer lunchtime break at a convenient point around one o'clock if the meeting is not concluded by then.

00:04:24:13 - 00:04:50:05
Now I aim to keep the proceedings focused and as efficient as possible. To assist this, we've issued annex b to our rule six letter, which invited you to this meeting. That annex sets out an introduction to the preliminary meeting process. We trust that you have all read this in advance as I will only be providing a summary now.

00:04:52:03 - 00:05:16:06
You will find information about this application on the planning inspectorate's national infrastructure planning website, and we would strongly encourage you to familiarize yourself with this website because the examining authority will be using it to communicate with you and provide access to documents throughout the examination.

00:05:17:29 - 00:05:40:03
Today's meeting is being undertaken in a hybrid way, meaning some of you are present with us at the venue, and some of you are joining us virtually on Microsoft Teams. We'll... We will make sure that however you decide to attend today, you will have a fair opportunity to participate.

00:05:41:23 - 00:06:01:21
A recording of today's meeting will be made available on the Hampshire Water Transfer and Water Recycling Project page of the national infrastructure planning website as soon as practicable after the meeting is finished. The event is also being livestreamed.

00:06:03:07 - 00:06:37:16
The only official record of the meeting will be the digital recordings placed on the project page of the planning inspectorate's website. Any social media or similar communications arising out of the meeting will not be accepted as evidence in the examination of the application. With this in mind, please ensure that you speak clearly into a microphone stating your name and who you are representing each time before you speak.

00:06:38:15 - 00:07:05:09
For those of you who have a tabled microphone in front of you, those... Please keep the microphone switched off using the on off switch whilst you are speak... Whilst you're not speaking so as not to disturb other speakers. If you are not at a table with a microphone, there is a roving microphone, so please wait for one of these to be brought to you before you speak.

00:07:07:12 - 00:07:37:13
A link to the planning inspectorate's privacy notice was provided in our rule six letter. We assume that everybody here today has familiarized themselves with this document, which establishes how the personal data of our customers is handled in accordance with the principles set out in data protection laws. Please speak to the case manager, missus Norris, if you have any questions about this.

00:07:39:20 - 00:08:17:26
Now on another topic, we are aware of the separate criminal proceedings against Southern Water and former employees about environmental compliance matters. As the criminal proceedings remain ongoing, it is important that nothing is said during the course of this meeting that risks prejudicing those proceedings or their outcome. The examining authority must therefore ensure that submissions made during this public event do not create a risk of interfering with the proper administration of justice and should...

00:08:17:28 - 00:08:56:08
You should not make references to individuals involved in those separate proceedings. You may still raise matters such as the question of when and where environmental data was collected and how it was checked if you think that is relevant to the examination. If you wish to do so, then at this stage, we request that you put such comments in writing at deadline one, identifying the evidence you are referring to and explaining why you consider it matters to the issues under consideration.

00:08:57:12 - 00:09:19:02
We will then decide whether it is important and relevant and how to examine it during this examination. You should note that the examining authority will intervene where necessary to ensure that a submission does not stray into ongoing criminal proceedings and may redact any references to them before publication.

00:09:22:14 - 00:09:38:14
Now this meeting will follow the agenda set out in annex a of the rule six letter. It would be helpful if you had a copy of this in front of you, and perhaps the applicant could share the agenda on the screen.

00:09:42:28 - 00:10:23:28

Now the purpose of the preliminary meeting, let me briefly explain the purpose of this preliminary meeting. The purpose of this morning's meeting is to assist the examining authority in determining how the application should be examined. On that basis, we will focus and only be inviting discussion about the procedural aspects of this examination, considering such matters as the hearings which need to be held and the overall timetable for events and written submissions.

00:10:24:29 - 00:10:35:01
The purpose of this meeting is not to discuss either the merits or any concerns you may have regarding this application.

00:10:36:22 - 00:10:47:02
The merits or concerns can only be considered once the examination of the application begins, which is after the close of the preliminary meeting.

00:10:49:08 - 00:11:30:09
Now a number of interested parties have notified us in advance of the meeting that they wish to speak. I will now ask those persons in the room who wish to participate in today's meeting to introduce yourselves in turn. When I state your organization's name, please could you introduce yourself stating your name, who you represent, and which agenda item you wish to speak on. If you are not representing an organization, then likewise, please confirm your name, summarize your interest in the application, and confirm the agenda item on which you wish to speak.

00:11:31:07 - 00:11:35:00
Please, could everybody also state how you wish to be addressed?

00:11:36:16 - 00:11:40:13
Now could I start with the applicant and their advisers, please?

00:11:42:25 - 00:11:58:02
Good morning, madam. My name is Robbie Owen. I appear today for the applicant Southern Water Services Limited. I'm a solicitor and also a partner at the law firm in St. Masons.

00:12:02:05 - 00:12:11:03
Also alongside myself is my colleague, mister Alastair Paul, sitting on my left hand side. Mister Paul is a solicitor

00:12:12:27 - 00:12:16:27
and a legal director at the same firm, Vincent Mason's.

00:12:19:05 - 00:12:26:27
I would invite other representatives of Southern Water to introduce themselves, starting with Mr. Frost.

00:12:28:19 - 00:12:37:11
Thank you. Good morning, Adam. Ian Frost. On behalf of Southern Water, I'm the Consents Lead for the project.

00:12:41:19 - 00:12:42:17
Thank you.

00:12:42:19 - 00:12:52:15
Thank you. Mr. Pete Hall, representing the applicant and part of the planning and consultation team. I'm also a director at consultancy quad.

00:12:55:17 - 00:13:04:13
Marwentriam for the applicant as a world services. I'm the director of Hampshire Water Transfer and Water Recycling Project. Thank you.

00:13:07:20 - 00:13:10:19
Right. And that completes your team today?

00:13:12:26 - 00:13:16:09
Robbie Owens, the applicant. Yes, madam. That completes our team for this meeting.

00:13:18:26 - 00:13:29:25
Right. I'll now move on to the local authorities that have given notice of their intention to speak. Do we have Susan Cook of Winchester City Council?

00:13:32:10 - 00:13:32:29
No?

00:13:35:28 - 00:13:42:03
Right. I will now move on to other organizations and individuals that have given notice for their intention to speak.

00:13:43:21 - 00:13:47:12
Do we have a representative for Portsmouth Water Limited?

00:13:48:27 - 00:14:11:17
Good morning, madam. My name is Harry Wood Philpart, King's Council. I'm instructed by mister Alastair Lewis, who's a partner at Sharp Pritchard LLP. I appear on behalf of Portsmouth Water Limited, happy to be referred to as Mr. Philpot. And we're here to speak to items three and four.

00:14:18:21 - 00:14:22:06
Thank you. Is Philip Ireland present?

00:14:27:13 - 00:14:28:21
Joy Russell?

00:14:33:05 - 00:14:34:16
Ronald Tate?

00:14:36:02 - 00:14:36:26
Yes,

00:14:38:02 - 00:14:46:16
madam. My name is Ron Tate, and I'm a resident of Bedhampton here to represent the Bedhampton Heritage Alliance.

00:14:50:14 - 00:14:55:08
Thank you, mister Tate. Are there any particular items on the agenda that you were intending to speak on?

00:14:55:17 - 00:15:00:21
I understand. It might fall within item six. Item... Thank you.

00:15:05:29 - 00:15:06:28
Martin Burton?

00:15:09:03 - 00:15:24:11
Yeah. Doctor Martin Burton, representing the director of the Upper Richland Restoration Community Interest Company. And I think it's item three that I've expressed interest in discussing. Thank you.

00:15:25:17 - 00:15:27:05
Thank you, mister Burton.

00:15:29:00 - 00:15:31:15
Paul Vigneau?

00:15:31:17 - 00:15:58:20
Good morning, madam. Good morning, madam. My name is Paul Vigneau. I'm the executive director of the Test and Itching Association organization that represents riparian owners, anglers, and managers of the rivers to the west of Hampshire. I'm a layman, and Paul Vigneau is fine. I was going to talk to item three, but I now understand because I've got an afternoon slot. I'll I'll wait till then.

00:16:04:10 - 00:16:07:24
Is Sarah Clark here for the Environment Agency?

00:16:09:24 - 00:16:46:13
Good morning. I'm online. Good morning. Nice meet you. My name is Sarah Clark. I am a partner a law at firm called TLT, and I am appearing at the hearing this morning on behalf of the Environment Agency. We do not actually have any specific item that we wish to speak to this morning, but we do intend to participate in the examination. We are conscious of the issue specific hearing that has been called to take place tomorrow, which we do intend to appear at, and so we thought it would be helpful to the panel for us to be in attendance today.

00:16:47:11 - 00:16:52:10
No. Thank you. And and we do we do find that helpful. Your attendance is appreciated.

00:16:52:24 - 00:16:53:28
Thank you very much.

00:16:54:26 - 00:16:56:17
David Snoswell.

00:17:00:25 - 00:17:03:07
And Patricia Patricia Brooks?

00:17:05:17 - 00:17:21:08
Good morning. I'm representing Haven't Friends of the Earth and Haven't Climate Alliance, and we're also supported by Water Matters, Soska, and Roland's Castle Parish Council.

00:17:22:26 - 00:17:27:22
I'll be speaking under item three, principal issues.

00:17:34:16 - 00:17:35:12
Thank you.

00:17:37:27 - 00:17:38:23
Howard Smith.

00:17:43:02 - 00:17:44:18
Andrew Newbury.

00:17:46:23 - 00:18:18:05
Good morning, Madam Inspector. I'm Andrew Newbury. I'm speaking for myself as an interested party and Soska and endorsed by Water Matter community, having noted the rule six letters to try and make things efficient while we're coming together. I'm a non practicing lawyer, a long time in the water industry, national and international. And I was Head of Commercial during the Thames Tideway DCO.

00:18:19:16 - 00:18:37:23
And on the items, which you're going to come to, we'd like to speak on Item three on principal issues and the related points on Item four, and then we've got a direction to ask for on Item five as well.

00:18:41:09 - 00:18:44:28
Thank you. And Tracy

00:18:47:12 - 00:19:27:14
Thank you, madam. My name is Tracy Viney. My background is as an environmental regulator and drinking water inspector. I was also the Havant Thickett Preservoir project manager, and I represent a

tech... As a technical adviser, the Water Matters community, which represents over two and a half thousand people groups who have supported our representation. And we're working in conjunction with some of those other groups to reduce the number of speakers today. We'd like to speak on Item three, principal issues Item four, about issue specific hearings and Item six, under any other business, on preliminary issues that we've raised and missing information.

00:19:29:16 - 00:19:31:23
Thank you. Thank you.

00:19:39:04 - 00:19:54:04
Now I'll go to people that are attending virtually. First of all, Joy Russell. I did call out your name earlier, but you're obviously attending virtually. Perhaps you could introduce yourself.

00:19:56:09 - 00:20:15:00
Good morning. My name is Joy Russell. My name is Joy Russell. I'd like to be addressed as miss Russell, please. I'm a resident of Hayling Island, and there are items no currently in the... On which I will be collision to sleep. Thank you. Thank you. Thank you. We

00:20:20:21 - 00:20:27:25
did have a bit of echo there. I don't know the if sound teams picked that up and if you could do... Help to deal with that.

00:20:30:22 - 00:20:39:00
I also had, attending virtually, Laura McCulloch of Hampshire County Council.

00:20:46:06 - 00:21:01:25
Good morning. My name is Laura McCulloch. I'm the head of spatial planning at Hampshire County Council. don't I think there's any issues that we wish to speak on currently, but we obviously want to participate in the examination. So we're here to hear the proceedings. Thank you.

00:21:02:14 - 00:21:07:28
Thank you. And James Hammond again from Hampshire County Council.

00:21:10:22 - 00:21:17:28
Good morning, James Hammond. I'm this list. Yeah. I'm representing Hampshire County Council.

00:21:19:21 - 00:21:29:07
As per my colleague, Laura explained, I don't think there's anything we're gonna want to speak to you this morning, but we'd like to participate in the in the hearing, so we're attending today. Thank you.

00:21:29:12 - 00:21:44:20
Thank you. You were a little unclear. I don't know if you're speaking close to my... To to your laptop microphone, but maybe you could look at that if you are going to say anything later on.

00:21:55:22 - 00:21:58:01
Right. I also have

00:22:05:21 - 00:22:06:29
Henrietta Ansell.

00:22:22:04 - 00:22:42:04
Hello. Good morning, madam. I am Henrietta Anson. Good morning. Good morning. I'm Henrietta Anson. I'm here to represent which is the city council. I haven't got anything particular that I'd like to raise or would like to raise on Manchester's behalf in terms of the item numbers, but, again, I'm here to participate. Thank you.

00:22:42:21 - 00:22:43:10
Thank you.

00:22:47:29 - 00:22:54:13
And Patrick Blake from National Highways.

00:22:57:17 - 00:23:09:03
Good morning. My name is Patrick Blake from National Highways. I'm a spatial planning team manager at... In the Southeast team. I think there's no items for us to speak at today, but we wish to participate in the hearings.

00:23:10:03 - 00:23:15:02
Oh, thank you. And, again, Julie Russell from National Highways.

00:23:18:03 - 00:23:49:03
Good morning, madam. My name's Julie Russell. I'm a solicitor at Gowling WLG, and I'm here to represent National Highways. As Patrick has just stated, there's nothing in particular that we wish to raise in connection with the agenda items. We're here more to assist the examining authority with anything that we can do in connection with transport and traffic.

00:23:50:04 - 00:23:51:29
That's helpful. Thank you for attending.

00:23:56:05 - 00:24:05:21
Is is there anyone attending virtually that wants to speak that I haven't invited to introduce themselves yet? If you could put your hand up.

00:24:13:27 - 00:24:17:22
Right. Edward Chetwins, Stapleton, please.

00:24:22:09 - 00:24:27:25
Morning, Adam. Yes, Edward Chapman, Sailton on behalf of Portsmouth City Council.

00:24:29:17 - 00:24:34:14
Participating in the hearing, no items to speak against today in the preliminary meeting. Thank you.

00:24:35:23 - 00:24:36:17
Thank you.

00:24:39:23 - 00:25:13:02
Right. I don't see any other hands up from attendees attending virtually. So thank you, everyone, for introducing yourself. If anyone else decides that they wish to speak during the course of this morning's proceedings, for example, in response to comments to representations made by other parties, you may do so. Please raise your hand either physically or using the function within Microsoft Teams if you wish to speak. Are there any comments anyone else wishes to make under agenda item one?

00:25:18:01 - 00:25:53:21
If not, that concludes this item of the agenda. Thank you. We now turn to item two on the agenda. In order to streamline the running of this event in Annex b of our rule six letter, we provided an introduction to the preliminary meeting and the examination process explaining how the meeting will be conducted and how you can participate both in that and the examination. For expediency, I'm assuming that everyone has read this, and I don't therefore propose to spend time repeating what is said.

00:25:54:03 - 00:26:16:07
However, is important that you are clear in your understanding of the process. Therefore, if if there is anything that you are unclear about or require clarification, then this is your opportunity to ask. Given the information set out in Annex b, does anyone have any questions about the examination process?

00:26:17:22 - 00:26:28:11
Please note that if you have any specific points to make regarding the draft examination timetable, then those should be raised later under gender item four.

00:26:41:10 - 00:26:49:17
Right. So we now turn to agenda item three on the agenda. I'll ask my colleague, missus Rukika, to deal with this.

00:26:51:11 - 00:26:57:09
Thank you, miss Mackay. The applicant please share annex c on screen.

00:26:59:25 - 00:27:33:16
And similarly to the previous agenda item, an annex C of the rule six letter, details were provided of our initial assessment of the principal issues, which we will be considering during the examination. We are again proceeding on the assumption that everyone has read this. We reviewed all relevant material available at the time before making and issuing our effective initial assessment of principal issues. They take account of the application documents, relevant representations,

00:27:36:02 - 00:28:11:20
and the relevant national policy statement. Paragraph two point two of the guidance on the examination stage of an application issued by the Ministry of Housing, Communities and Local

Government on third of July twenty twenty six, advises that an effective initial assessment of principal issues underpins the examination by identifying the matters that are most likely to require the most detailed consideration during examination and shaping how the examination is structured and conducted.

00:28:12:09 - 00:28:56:03
However, while the examination will be guided by the principal issues identified at its start, the examining authority will consider all relevant matters raised before forming its recommendation. The examining authority has paid careful attention to submissions made at procedural deadline A about its initial assessment of principal issues and the various points made have been noted. In the light of the comments made and the guidance, we would stress that we recognize, as does the guidance, that additional important and relevant issues might well emerge during the examination.

00:28:57:04 - 00:29:16:06
While we shall focus on clarifying the key issues and testing the application and the support for and objections to it, we retain the ability to consider additional evidence relating to any important and relevant issues as they arise during the examination.

00:29:17:22 - 00:29:32:16
However, the examining authority does not propose to amend or republish the initial assessment, nor do we propose to go through the items in detail at this meeting, as they are clearly laid out in the letter.

00:29:34:20 - 00:29:37:21
We have several requests to speak on this item

00:29:39:11 - 00:29:48:20
from parties representing the following organization. It's Upper Etchen Restoration Company, interest company,

00:29:51:15 - 00:30:05:22
Havant Friends of the Earth and Havant Climate Alliance, and Water Matters community. Before I take comments from those parties, is there anyone else who wishes to speak on this item?

00:30:09:17 - 00:30:16:04
Madam, Harry Wood Philpott, on behalf of Portsmouth Water Limited, yes, when it's convenient, we'd just like to make some short comments, please.

00:30:17:27 - 00:30:20:01
We'll accommodate it at the end.

00:30:21:17 - 00:30:52:13
By inviting you to speak, please remember that we are not here today to discuss the merits of the application. There will be opportunities for all parties to make those types of submissions as part of the detailed examination of the application, which commences after this preliminary meeting. With that in mind, I now invite submissions with a further reminder to all parties to introduce yourself stating who you are representing before you begin your submission.

00:30:52:22 - 00:30:58:10
And I'm going to start with Upper Itching Restoration Company, interest company.

00:31:01:19 - 00:31:40:16
Good morning. Thank you. Yes. Doctor Martin Burton representing the Upper Richland Restoration Community Interest Company. We are an interest group in the Upper Richland. We have about a hundred volunteers and six six directors of our organization. Our mission is to, as the name suggests, to restore to protect and restore the Upper Itchin and bring it back, hopefully, to a better state than it is in today. My issues related to Annex C are related to the need for the project, and I'll talk more about that this afternoon when I have a five minute slot.

00:31:41:17 - 00:31:52:06
But my request to you, to the panel, the examining authority is to look at the need. I find insufficient detail

00:31:53:27 - 00:32:26:05
in the documentation or rather the focus documentation of seems to be on the negative, you know, what are the consequences of the project? What are the problems with the projects? What's this? At the front of all of this, we have to remind ourselves what is the purpose of this project? And the purpose of this project is to protect the itching and the test from degradation and from lack of water. And as I'll say this afternoon, we are short of water in the itching and the test, and we have been the for last twenty years.

00:32:26:26 - 00:32:44:19
And we need I speak sorry, some background. I'm a water resources management specialist. I've worked on large projects like this for the World Bank and the Asian Development Bank in a planning capacity and a supervision capacity. So I know about water resources development.

00:32:46:07 - 00:33:24:25
So we need I would request that you at all times remember that, that is the purpose of the project and the impacts on the project the beneficial impacts of the project. Finally, on the next need to terrestrial and freshwater biodiversity, I would request that you also look you've looked here just here the mitigation measures. You're looking at measures where the project might impact the environment. Can you please also bear in mind that this project will have a significant beneficial impact on the test and itching? That is the key point I wish to make.

00:33:24:27 - 00:33:25:12
Thank you.

00:33:25:14 - 00:33:32:01
Thank you very much. I can confirm we are considering those matters, and I look forward to your submission later today.

00:33:32:03 - 00:33:32:22
Thank you.

00:33:32:27 - 00:33:38:13
I will now turn to Havant Friends of the Earth and Havant Climate Alliance.

00:33:41:03 - 00:33:42:17
Patricia Brooks

00:33:44:02 - 00:33:47:15
speaking for Haven't Friends of the Earth and Haven't Climate Alliance

00:33:49:11 - 00:34:25:19
and also supported by water matters, Soska and Rollins Castle Parish Council. We object that carbon emissions and energy consumptions have not been treated as principal issues and asked that the examiners reconsider this and and include them as principal issues. The national emergency briefing in November twenty five made clear that climate changes forecast by computer modeling are happening faster than predicted.

00:34:26:01 - 00:35:01:13
Scientists emphasized the need to reduce carbon and greenhouse gas emissions as fast as possible. While the project may be within the UK carbon budget, we're very concerned that it will still produce extremely high emissions based on the applicant's own calculations, and this does not include decommissioning. There is insufficient detail to understand how the applicant's figures for carbon emissions have been arrived at.

00:35:02:12 - 00:35:35:29
Examiners need to know that the figures presented are sound before they can properly assess the case for consent. Many variables could affect carbon emissions of which direct energy is only part. For instance, it is stated that eighty two percent of operational emissions will come from treatment chemicals. While the applicant says this was based on ISEP guidance, they do not show how this calculation was arrived at.

00:35:36:09 - 00:35:44:14
And thank you. I'm going to stop you here because we are going into the detail of the actual Okay. Matter... I'll move on. I'll move on.

00:35:47:11 - 00:36:06:29
The national policy states that the magnitude of carbon emissions alone is not reason for refusal, Although although the adequacy of mitigation measures will be a material factor in decision making, we doubt that sufficient mitigation can be provided.

00:36:09:00 - 00:36:11:00
You don't want details. I'll I'll

00:36:11:02 - 00:36:20:01
I think I'm just trying to drive a point across that we will be examining all issues raised throughout the examination.

00:36:20:03 - 00:36:55:10
I'll keep going. The national policy also requires that feasible options should be investigated for energy efficient technology. Carbon emissions and energy requirements are major issues when comparing the project to other options. At a minimum, adequate consideration of lower emission alternatives should be included as a subheading to the principal issue of alternatives, and we ask the examiners to consider that.

00:36:56:24 - 00:37:04:02
A lot of energy is required for reverse osmosis itself and also for pumping and pipeline.

00:37:04:04 - 00:37:26:00
Okay. I'm going to have to stop because this we are going into too much detail for this preliminary meeting when it comes to energy, but we have certainly read the submissions made up to date, and we are going to be examining issues as they arise. We are aware of them. K.

00:37:26:02 - 00:37:59:11
So... Yeah. I'd say I I appreciate it's difficult not to stray into merits, But if you could keep your... Everyone could bear in mind keeping their comments precise and relevant to what we're considering here, which is simply the procedural matters. And I think as missus Rekeka explained earlier, that although matters may not be listed as a principal issue, they are, nevertheless, may well be important and relevant and still be examined.

00:38:00:12 - 00:38:05:13
And we will certainly be asking questions in relation to that topic.

00:38:05:20 - 00:38:39:27
Madam, may I make one more point in relation to principal issues, which was to ask how the local electricity grid will be able to provide the amount of energy needed for the project and whether this will have a detrimental impact on other growth in the local area is another reason why energy as well as carbon should be a principal issue.

00:38:39:29 - 00:38:42:21
Thank you. Thank you.

00:38:44:22 - 00:38:48:10
Okay. We are going to move on to Water Matters community.

00:38:50:08 - 00:39:19:15
Andrew, you briefed for Saskia and Water Matters community. I've got a fairly specific point. I don't know if it's going be helpful to put the document up on screen, but the applicant's new document, p d four. Let's check it's not p d a four. And it's the letter from DEFRA at the back, and it relates to principal issues, and it relates to

00:39:21:01 - 00:39:33:14

what the applicant has said in relation to the need to have two of the principal issues looked at. So I'd just like to address those now.

00:39:35:06 - 00:39:40:20
The applicant getting the letter up? You don't have to go in detail. And I don't mind if you don't want to get the letter up, I can talk to it anyway.

00:39:42:18 - 00:39:56:04
Well, while you're talking to it, see, it's the thirteenth August letter from DEFRA, which somewhat tardily was only presented for the second November

00:39:58:11 - 00:39:59:10
deadline.

00:39:59:12 - 00:40:03:05
I can confirm we are aware of the letter and we are familiar with it.

00:40:03:08 - 00:40:27:18
So if you look specifically at the two relevant principal issues are needs and alternatives. And the applicant says at PARAS 2.2-2.2 and 2.2.5, that once the plan is published,

00:40:29:08 - 00:40:59:11
it suggests that need should not be revisited and asks you to take that into account now. And I would point out again that it's a shame that we haven't seen that letter earlier, particularly given the nature of DEFRA's comments. But that plan has not been published. Given the DEFRA's comments and the Secretary of State's comments, may well be that, that plan is challenged. It's a highly, highly contingent plan.

00:40:59:21 - 00:41:36:29
There are elements of that plan that actually go beyond the examination. She is clearly not happy with the plan at all, and those elements don't need to be satisfied until August. So regardless, you need to bulldozer on, I'm afraid, madams, and look at needs. And similarly, on alternatives, I'll just again pick up some of the points you can look at that the applicant has made. But that letter, the DEFRA, Secretary of they're highly critical of the way that alternatives have been optioned to date.

00:41:37:13 - 00:41:51:29
So on both of those issues, we would say that it's important that the examiners examine those two principal issues as principal issues with issue specific hearings for each. Thank you.

00:41:52:14 - 00:41:58:21
Thank you. That's helpful. Is there another submission from Water Matters community?

00:41:58:26 - 00:42:41:05
Thank you. Tracey Viny for the Water Matters community, also supported by Soska and Rollins Castle Paris Council. I just wanted to raise four points that we felt were really important under the principal issues and and request that they will be included in the schedule. So I'll just speak shortly to each of

them. The key grievance of the community and customers impacted by the scheme is that the applicant chose this effluent recycling project in twenty twenty one without consulting the community most likely to be impacted or consulting on the alternatives at the formative stage, nor did the applicant follow the statutory consultation process for the water resources planning under the Water Industry Act when the material change was made to the Water Company plan in twenty twenty one.

00:42:41:07 - 00:43:26:11
In fact, consultation on the report designed to select the project didn't commence until nearly a year later in November twenty twenty two, and Rollins Castle Parish Council chair will be speaking to you about this this afternoon, in the open hearing, and about the lack of consultation with Rollins Castle Parish Council. We ask the examining authority to include examination of the community's concerns about improper consultation as a principal issue and commend the inadequacy of consultation reports submitted by Rollins Castle Parish Council, which highlights a broad range of concerns, including failure to ensure that the information provided was sufficient to give intelligent consideration, failure to be open and transparent, and failure to ensure the product of the consultation was conscientiously considered.

00:43:27:00 - 00:44:14:23
If improper consultation is not to be made a principal issue, then we ask that the XA confirm that this will be considered as part of the examination. And specifically, the community would also request that an additional subheading is added to the alternatives PI to examine where reasonable alternatives whether reasonable alternatives were developed and consulted on at the formative stage before the option was selected in twenty twenty one as the NPS WRR three point five and the EI regulations require. Our second principal issue we'd like to raise is the community ask that the securing mechanisms and the independent controls necessary to address the risks of the scheme and the adequacy of the current regulatory framework available to be examined as principal issues and an issue specific hearing be held on that.

00:44:15:02 - 00:44:49:10
As a minimum, the community would request that the water environment PI is expanded to remove the words ensuring regulatory compliance and is instead replaced with whether the existing regulatory regime together with the controls in the DCO are capable of controlling the specific risks of the scheme, including contaminants with no environmental quality standard and whether further controls, including independent audit, are needed and can be secured. We support the Climate Alliance request for carbon and energy to be considered as a principal issue.

00:44:49:20 - 00:45:16:00
And lastly, I just would like to highlight the written request for our extra subcategories under sorry, we have submitted requests for nine principal issues to have additional subcategories added. And we hope that the matters we're asking to be included are clear, but we would happy to take any questions the may have on those submissions. And it would be helpful if the XA is able to give any feedback on whether they are minded to agree to that request.

00:45:17:26 - 00:45:31:03

No. We we have indeed looked at those. In fact, I've got those in front of me now, and thank you for setting them out. So clearly, we are gonna consider everything, obviously, and we're not gonna give any indication today.

00:45:33:27 - 00:45:36:09
Okay. Now moving to Portsmouth Water Limited.

00:45:37:16 - 00:46:14:27
You, madam. Heriwood Philpas on behalf of Portsmouth Water Limited. Madam, you've obviously seen and read our procedural deadline A letter. And that notes that the broad headings that have been provided in the Water Environment section of the IAPI, if I can call it that, appear intended to capture the issues that we've identified in our relevant representations. We welcome that. We also welcome the early issue specific hearing. We've also noted the explanation, the list is not intended to be comprehensive, and we're not asking for the list to be supplemented.

00:46:15:28 - 00:46:48:25
There are two points, however, I just want to elaborate on at this stage because we say they're likely to have implications for the way that the examination is run, the time that is needed. And so they're a useful, we say, preamble to the timetabling point. The first is this. We've emphasized in our procedural deadline A letter that the broad headings embrace a number of important issues, each of which will require specific and detailed consideration as part of the examination.

00:46:51:15 - 00:47:33:18
That will be readily apparent when in due course you have the opportunity to read our relevant our written representations, which will provide more detail and explanation of the concerns that have been raised in the relevant representations. What that will also do is to demonstrate not only the importance but also the legal complexity of some of the issues that are raised. And I stress that latter point because we say it's highly germane to the extent to which issue specific hearings are likely to be needed throughout the examination to fully understand and examine these points.

00:47:34:07 - 00:48:05:18
Now that's in a sense best judged when you've had a chance to read our written representations, but they're not in front of you now. I wanted to emphasize that point. The second point is this, the rule six letter contains the familiar explanation that matters related to compulsory acquisition and also the development consent order are not listed as principal issues, but will nevertheless form an integral part of the examination. And that is understood. Again, we don't seek to have the list supplemented.

00:48:06:17 - 00:48:47:24
But in order to inform the panel's thinking about the time that's likely to be needed for compulsory acquisition hearings, it should be recognized that in this case, my client's rights to a hearing will require a proper opportunity for it to give detailed evidence about the impact of the compulsory powers on its statutory undertaking for the purposes of Section one hundred twenty seven of the act, including specifically the impact of taking land right next to the George reservoir, again, a matter which we'll elaborate on and explain in more detail in our written representations.

00:48:48:07 - 00:48:56:02

But I wanted to raise those two points first so that you're aware of those issues and are live to them and can think about them when setting the timetable.

00:48:57:11 - 00:49:09:18
Thank you. Thank you. Does anyone else, before I move on to the applicant, wish to make any comments in relation to the initial assessment of principal issues as set out in Annex C?

00:49:12:05 - 00:49:21:04
I don't see any hands. So coming finally then to the applicant, would you like to make any comment on any of the matters raised at this stage?

00:49:24:14 - 00:49:33:10
Thank you, Madam. Robby Owen for the applicant. Yes, I'd like to make just a few comments on what you've heard from a number of parties.

00:49:35:08 - 00:50:06:02
Starting off with just, again, drawing attention to what you say at the foot of Annex C, that the bulleted items under each issue are indicative and do not preclude other sub items being considered. So I think that's important for everyone to bear in mind. And therefore, will focus my comments on the additional principal issues that you have had requests for as opposed to additional bullet points under the existing principal issues.

00:50:07:00 - 00:50:12:26
Now we heard from Doctor. Burton and Andrew Newbury in relation to need.

00:50:14:23 - 00:50:46:21
And I wanted just to spend a bit of time just drawing attention to the document that and speaking a bit more about it that Mr. Newbury asked to be put up, and that is PDA-four. And that is a position statement that Southern Water submitted procedural at deadline A. If we could please get it up on there it is, thank you. And that's called the WRMP24, so Water Resource Management Plan twenty four position statement.

00:50:47:00 - 00:51:20:25
And it draws attention to a change in circumstances since the application was submitted in May, namely the permission to publish the Water Resources Management Plan received from DEFRA on the thirteenth of August, and that was a letter that's appended to the WRMP twenty four position statement. It's a letter to the Chief Executive Officer of Southern Water, Laurence Gosden, from Martin Wilhead, a senior official in the Department for Environment and Rural Affairs.

00:51:20:27 - 00:51:52:13
That permission to publish letter, which is obviously DEFRA's letter, it's not our letter, says that the central state has given permission for Southern Water to publish WRMP24 within four months. And I can confirm that that is the intention that WRMP24 will be published by Southern Water on the twelfth of December or possibly very shortly before.

00:51:52:28 - 00:52:00:20

And as a result of that, if we can go back to two point two of the main body of the position statement document,

00:52:03:27 - 00:52:34:08
two twenty two says that second sentence, upon publication of WMP twenty four by twelfth of December twenty twenty six, this would apply to the project. Need should therefore not be revisited through the examination. This being a reference to the quoted paragraphs of the national policy statement for water resources infrastructure, that is the designated national policy statement that has effect in relation to this application.

00:52:34:17 - 00:53:08:10
The most recent version, the current version is July twenty twenty five. And I'd like to just read out one provision of that NPS, paragraph 1.4.5, that says that for nationally significant infrastructure projects included in the published final water resources management plan, the need for that scheme has been demonstrated in line with government policy. The applicable statutory requirements for water resources management planning and need will not be revisited as part of the application for development consent.

00:53:08:15 - 00:53:43:25
The examining authority and the Secretary of State will begin to start their assessment of applications for infrastructure covered by the national policy statement on that basis. So it's a very clear statement that in cases where there is a published water resources management plan need should not be covered through a development consent order examination. And we set out later in two point two of that same document the intention to update the case of the project as soon as we do have a published WRMP twenty four.

00:53:44:17 - 00:53:56:17
And we also, in paragraph two point three, talk about alternatives and how that issue is affected by published WRMP. If we could just look at 2.3.9,

00:54:02:00 - 00:54:34:05
which says that the applicant considers that alternative infrastructure options, which would not meet the supply need determined by the applicant's WMP are not reasonable alternatives to the project. The publication of WMP24 reinforces this approach. So that is our position on need, and I hope that position statement is helpful. Therefore, we say that it would be entirely inappropriate for need to be made a principal issue for this examination.

00:54:34:07 - 00:55:05:25
It would be contrary to the national policy statement with effect from the twelfth of December. Mr. Newbury says, well, the plan may be challenged. That's perfectly true, it might be, but unless and until any challenge that is made is successful, then the obligation to comply with the national policy statement applies in our view. So that is all I really have to say in relation to the issue of need.

00:55:09:09 - 00:55:45:06
The second point I want to come on to deal with briefly is the point made by Tracy Bynie about the community concerns about inadequate consultation in relation to the water resource management

plan. Those were concerns that were made very plain during the water resource management plan process. There were several rounds of consultation and submissions. All of that was considered by the department before considering whether they were satisfied that the plan was appropriate to be published.

00:55:45:13 - 00:56:21:17
And you have the result now in the letter that we've published sent by DEFRA to Southern Water. So our view is that those issues have been raised and they've been considered. If Mr. Newbury or anyone else for that matter considers that the Secretary of State hasn't given lawful consideration to those issues, then they have an option of doing something about that. But again, that's not a matter for this examination. So we do not think it's appropriate for that issue going from twenty twenty and inadequate consultation to be made a principal issue.

00:56:23:17 - 00:56:31:26
And thirdly, the comments made by Tracy Bynie in relation to the regulatory regime.

00:56:33:18 - 00:56:35:01
Of course, we do have

00:56:37:01 - 00:57:21:14
water as a principal issue, and indeed, the very first issue specific hearing in this examination taking place tomorrow is all about water. One of the agenda items is the subject of regulatory interfaces, and therefore I think that is clearly quite that is quite clearly covered in what you're intending to examine tomorrow. And I'd also draw attention briefly to what many of us know as the Gateshead principle, which is also reinforced by the national policy statement, which is that the DCA process should not concern itself with issues that don't relate to land use planning.

00:57:22:01 - 00:57:43:08
Of course, protection in terms of other regimes that are there to deal with those issues and including the quality drinking water are all addressed in the National Policy Statement. And therefore, we think that it would be, again, inappropriate for those issues to be covered in this examination in the form of additional principal issues.

00:57:45:06 - 00:57:50:14
Those are the submissions I wish to make on those issues you've been addressed on. Thank you.

00:57:51:06 - 00:58:04:01
Thank you. That concludes Agenda Item three. We'll now move on to agenda item four, which is on the draft examination timetable, and this will be led by Mrs. Wendy Mackay.

00:58:06:01 - 00:58:42:05
Thank you. We will now consider item four on the agenda, namely the draft examination timetable. It would be useful to have Annex D on the screen. You can also find the draft timetable. It is Annex D to our rule six letter. This contains the draft examination timetable. It sets out proposed deadlines for written submissions, dates reserved for hearings, and dates on which the examining authority intends to issue documents such as written questions.

00:58:43:09 - 00:59:01:10
Under section ninety eight of the Planning Act two thousand and eight, the examination must be completed within six months beginning with the day after the start date. I will not go through the draft timetable in its entirety, but I will highlight key dates and events proposed.

00:59:03:04 - 00:59:37:14
Now we have decided to hold an open floor hearing at an early stage of the examination to allow parties who wish to do so and who have registered to speak orally to set out their views on the proposed development. The open floor hearing... The first open floor hearing will be held this afternoon at two thirty PM at this venue. The week commencing eleventh of January is currently reserved for issue specific hearings and an accompanied site inspection if required.

00:59:37:24 - 00:59:50:01
However, we are also considering moving that reserved week of hearings back to the week commencing eighteenth January, and your views in relation to that possibility would be welcomed.

01:00:00:27 - 01:00:18:01
Now perhaps I could have everyone's attention as it is approaching the eleventh hour on the eleventh day of the eleventh month. We will pause proceedings to observe a two minute silence to remember and honor all those who have served and sacrificed.

01:00:21:28 - 01:00:24:12
The two minute silence begins now.

01:02:31:11 - 01:02:35:06
The silence has ended, and the meeting is resumed.

01:02:41:06 - 01:03:18:12
Now continuing from where I left off, a second open floor hearing, if required, may be held either that week of the eleventh of January or during week commencing fifteenth of March twenty twenty seven, which is reserved for a compulsory acquisition hearing and if required, further issue specific hearings and an accompanied site inspection. As with the events taking place this week, we propose that those hearings will be held in person but with a link for any persons who wish to attend virtually.

01:03:19:16 - 01:03:54:12
As to key deadlines, deadline one is the twenty third of November twenty twenty six. It includes comments on relevant representations, written representations, written summaries of oral submissions made at the preliminary meeting, and open floor hearing one, local impact reports, the applicants drafted itinerary for any accompanied site inspection, draft statements of common ground requested by the examining authority, and any required updates to the land rights and negotiations tracker.

01:03:54:24 - 01:04:07:02
The examining authority's first written questions will be published on the second of December twenty twenty six, and responses are due at deadline two sixteenth of December twenty twenty six.

01:04:09:22 - 01:04:23:14
The examination is proposed to close on the eleventh of May twenty twenty seven. Once the examination is closed, no further submissions can be accepted unless specifically requested by the Secretary of State.

01:04:25:06 - 01:04:41:22
Now I've given an overview of key dates in the examination timetable as set out in Annex D to our rule six letter. It is important that everyone reviews this to ensure that any requests made of you are complied with in accordance with the deadline set.

01:04:43:29 - 01:05:02:16
On the basis of the information details in Annex D, I summarize will the submissions made at procedural deadline a concerning the timetable of different types of hearings that can take place, and in particular, the dates reserved for issue specific hearings and open floor hearing if required.

01:05:04:29 - 01:05:14:17
Portsmouth Water Limited in their PDA requests a second water environment issue specific hearing commencing the eleventh of January twenty twenty seven.

01:05:17:10 - 01:05:38:23
If I can perhaps short circuit discussion on this matter, but saying that we are indeed minded to hold a certain water environment issue specific hearing and also in relation to the draft DCO during that week. So perhaps, mister Philpotts, I invite you to speak on this.

01:05:39:26 - 01:05:53:21
Thank you, madam. Harry Wood Philpott on behalf of Portsmouth Water. I'm very grateful for that indication. That does allow me to be much briefer in what I propose to say. All I would say is this.

01:05:55:09 - 01:06:24:14
I note that Mr. Newbury, who takes a close interest in also matters of concern to my client, has suggested a DCO issue specific hearing in those January hearings to include the reservoir related provisions. And it is obviously important that proper time is set aside for that. All I would say is that in deciding what to put into a DCO issue specific hearing,

01:06:26:14 - 01:07:00:15
it may well be that if this is just what I would call a standard DCO issue specific hearing, which covers all the matters the examining authority wishes to probe on the DCO, that may leave insufficient time for what are novel, highly controversial and legally complex issues. I anticipate that those matters are already readily apparent, so I don't stress them. But I just raise that so that it's part of their thinking. It may well be that if you have both of those types of hearings during that week in January, that that would allow adequate time to cover it.

01:07:01:21 - 01:07:11:15
So you're suggesting a standard DCO plus a separate event simply covering those Portsmouth Water provisions?

01:07:12:09 - 01:07:48:19
In short, obviously, it's a matter for you and your colleagues as to precisely how you do it, but I anticipate that a considerable amount of hearing time will be necessary to hear from all the the parties and to unpick the complexities of Article V and Schedule eight in particular. And there will also, in the normal course of events, be many matters that are not related to those points that you and others will want to raise about the DCO, and it's important that there's enough time for those two. And so I anticipate that it may be more than one DCO issue specific hearing, but there are a number of ways you can package that.

01:07:49:09 - 01:08:01:07
I just want to stress, and you'll get a flavor of it from the issue specific hearing tomorrow, quite what might need to be discussed and how much time might be required to get to the bottom of it.

01:08:08:21 - 01:08:13:08
Is there anyone else that wishes to Mr. Newbury?

01:08:13:20 - 01:08:50:26
Andrew Newbury, first, Oscar and Water Matters. Thank you to Mr. Philpot for echoing back my words from my written representation. It's comforting to hear that my representations have been read and understood. This is primarily the very same representation I was going to make orally today so we can curve with what Mr. Philpot has said. There is one nuance around timing, which I'll come back to again in the next item, which relates to the statements of common ground.

01:08:51:27 - 01:09:28:26
Now it was a surprise to all not to see a Portsmouth Water statement of common ground draft, and previously I'd put in a request to see that much earlier than in your current direction. I note, though, that I think it's not in this part, but it does actually relate to timetabling. It's what needs to be in the statements of Common Grand. And I think there is an early request coming at the end of the twenty third of November for these statements of common ground, for example, for having Borough Council, EDHC, to actually cover detailed drafting on the provisions.

01:09:28:28 - 01:09:58:18
And I just wonder again whether that might be a bit early. They are complex. Now anyone can put in there their suggested drafting now. But in terms of the expectation, I do wonder whether that should come a little bit later after we've had a lot more of the written evidence. And again, to echo back and having read the Portsmouth representations after more of the written representations and written questions have been asked and answered. Thank you.

01:10:07:10 - 01:10:46:08
Tracy Viney for Water Matters supported by Soska, Rollins Castle Parish Council. Well, welcome the fact that you've said that we would look to have a second water environment hearing. Note that you said that perhaps those issue specific hearings would be delayed until the eighteenth. And I think we would welcome that because we suspect that there's an awful lot of information to come to the... From the applicant to fill the gaps in current knowledge that are needed to inform discussions of that hearing. And so therefore, having more time to consider those information that's been submitted so that we can make more valid representations at the hearing would be very welcome.

01:10:46:15 - 01:11:11:14
And I think the same also applies to the issue specific hearing that we were asking for in relation to the novel provisions court supporters that have referred to there. Again, hoping that we would have, by then, things like statements of common ground to consider. There were two other topics that we did raise in relation to requesting issue specific hearings. And if I could just speak to those, if that's okay at this point?

01:11:11:16 - 01:11:17:05
That's fine. I do... Yeah. I was gonna ask you about that. That's next on my list. So you've you've jumped

01:11:17:14 - 01:11:18:01
ahead. So

01:11:18:16 - 01:11:23:02
I would welcome that. The other... I've I've got the I've got the list of them in front of me.

01:11:23:09 - 01:12:07:10
Excellent. But there's there's two other issue specific hearings that I just wanted to speak to and and raise some of the issues on without getting into too much detail. Just some bullets to give you an idea of the flavor of why we think they need issue specific hearings. The first is the risk and impacts related to the location and construction of the water recycling plant on the Broadmarsh landfill site. I'm particularly concerned about the risks of increased leachate, landfill gas generation and particularly mobilization, the odor impacts, which the community concern can't be mitigated for a very long construction program with the landfill open, failure to follow the mitigation hierarchy and to take a precautionary approach to avoid the increased risks to the Langston Harbor, SPA and SAC despite lower risk sites being available.

01:12:07:17 - 01:12:41:08
So has project level avoidance been considered because we believe it was possible? The lack of robust alternative site assessment for the selection of Site seventy two and concern that the increased leachate migration to Langston Harbor, SPA and SAC cannot actually be prevented by the proposed mitigation. So some quite weighty issues there to consider, which we think would be well considered at a hearing. And then the second thing is the, again, time being allocated for an issue specific hearing on the securing mechanisms for independent controls necessary to address the risks and the current regulatory framework.

01:12:41:20 - 01:13:16:04
And what risks are covered? I appreciate that we have some discussion on that tomorrow, but there's quite a lot to cover tomorrow. And I think it's tomorrow is more about establishing what the EA and DWI's position are and what they can and can't do. And what we'd like to discuss in more detail and issue specific hearing is, once we know that, how to ensure the same level of independent expert audit and control required in other countries can be delivered for this project, including how those controls could be enforced for the future, which I know is a concern to the local authorities as well.

01:13:16:09 - 01:13:20:13
So those are the two issues specific hearings that we'd like considered as well. Thank you. Thank you.

01:13:31:18 - 01:13:35:27
Mister Newber, I was gonna come to you next, but I think we've already covered the points you want

01:13:35:29 - 01:13:37:23
to make. Please. Thank you. Topic.

01:13:46:14 - 01:14:24:23
Right. I will now turn next to the timetabling of proposed deadlines of written representations or deadlines for the responses of examining authorities' written questions that you wish to make. Again, Portsmouth City Council, in their PDA submission, states that deadline three scheduled for the fifth of January is only the second working day of twenty twenty seven, and they suggest that deadline three is pushed back to the twelfth of January.

01:14:25:03 - 01:14:32:23
So is there a representative of Portsmouth City Council if I could hear from you on that point now?

01:14:37:04 - 01:14:49:16
Madam madam, thank you. No. It's just just merely looking at the calendar and noting that when the deadline fell, that was all. It's entire... I leave that decision entirely in your hands. Thank you.

01:14:49:18 - 01:14:50:17
Alright. Thank you.

01:15:01:05 - 01:15:22:22
And if I move on then to the PDA submission by mister Newbury and Water Mantis' community, you request the date for IPs to provide the form of words sought on the reservoir related provisions of the draft DCO be moved from deadline one to deadline four.

01:15:26:27 - 01:16:08:19
So I get... I was just gonna short circuit, hopefully, events again. So we are minded to... In addition to revisit the water environment in the next round of hearings. But there was also no intention in the rule six annex f for the cutoff point for draft DCO alternative wording to be d one or d two, just if I could clarify that point for you. Obviously, the sooner, the better that we have any draft suggestions so that other parties have the opportunity to respond, but that was not intended to be a final deadline for that purpose.

01:16:08:21 - 01:16:10:00
Thank you for that clarification.

01:16:15:06 - 01:16:24:17
Right. Could I just check if there are any other comments for any parties in the room regarding the timetabling of the various deadlines?

01:16:28:20 - 01:16:29:14
Okay.

01:16:32:00 - 01:16:32:15
Thank you.

01:16:33:22 - 01:16:52:08
Thank you, Mrs. Mackay. Robby Owen for the applicant. If I could just use this opportunity to make some brief comments on the submissions we've been hearing over the last five or ten minutes because we would like to essentially endorse what you've heard

01:16:53:28 - 01:16:56:10
and from various quarters.

01:16:58:17 - 01:17:19:23
In particular, I think that pushing back the hearings or rather perhaps I can take it in a different order, pushing back deadline three by, I would suggest, a week given what you have required for deadline three and given it's very early in

01:17:19:25 - 01:17:20:10
the New

01:17:20:12 - 01:17:56:17
Year. That taken with pushing the week for the second round of hearings back by one week to the week commencing the eighteenth of January. That would appear to make sense certainly to me and I think would alleviate pressure over the holiday period, which is always appreciated. And I think would provide sufficient time still for preparation for the hearing. So if you reminded to change those two deadlines or deadline three rather, and the dates reserved for the second round of hearings, that would be appreciated.

01:17:58:15 - 01:18:04:10
The second point I wanted to make is in relation to the accompanied site inspection,

01:18:06:07 - 01:18:15:08
and you've asked us to provide a deadline to a draft itinerary for that. And I appreciate that we've yet to receive

01:18:17:25 - 01:18:49:03
full details of from some parties of suggested locations for site visit. But I just make this point that it is clearly a project covering a large area and indeed even visiting the reservoir site and Bedhampton Springs, which I myself have done, is the best part of the day. And therefore, I think it's important just to be realistic in terms of how much time is going to be needed for a full and adequate company size inspection covering the whole of the project.

01:18:49:05 - 01:19:25:09

And I essentially, I would think one day would not be sufficient. If that was in any of your minds, I would encourage you to maybe think of it requiring certainly two days. That's the second point. The third point, in relation to what you heard from Mr. Philpot and the time taken to consider the novel and complex provisions of the DCO, and they are novel and complex for good reason, which we will be hearing about, I'm sure, during the examination.

01:19:25:11 - 01:19:56:17
I would perhaps suggest that you might wish to consider structuring a DCO issue specific hearing over two days. Day one could be the more standard provisions of the DCO, which do require examination but are relatively standard. And then day two could be the novel and complex ones, as Mr. Pilbott referred to them, particularly Article five and Schedule eight, because I can well imagine us taking

01:19:58:14 - 01:20:14:10
a day on those provisions. And I imagine also that Sarah Clark from the Environment Agency would support that because clearly the Environment Agency have a number of points to make on schedulators, you would have seen from their relevant representation.

01:20:17:01 - 01:20:17:28
The

01:20:19:21 - 01:20:22:03
next point I wanted to make was just to

01:20:24:17 - 01:20:40:21
address the point made by Tracy Bynie about additional hearings in relation to construction risks at the site of the water recycling plant. And secondly, dealing with, I paraphrase slightly, the regulatory framework.

01:20:42:26 - 01:20:50:02
Clearly, as I mentioned earlier, in the latter respect, that will be a matter that you will start to examine tomorrow.

01:20:52:03 - 01:21:23:08
We're very content obviously to participate in all of that. I do reiterate the point I made earlier about the DCA process not duplicating environmental controls set out in other regimes, that is the Gateshead principle. And as part of that, I do think it's important to bear in mind what sometimes you see referred to as the presumption of regularity, which is the assumption that is to be made, that those regimes

01:21:25:00 - 01:21:33:01
can be presumed to be effective. Not only is there the principle that the DCO shouldn't duplicate those

01:21:33:03 - 01:21:33:18
regimes,

01:21:33:20 - 01:21:49:24
but in hearing submissions about those other regimes, you are entitled to presume that they will be carried out and enforced and run effectively. That is what I know is the presumption of regularity. So those are the points I wish to make at this stage, madam.

01:21:50:14 - 01:22:22:14
Thank you. Thank you. Just in response, I'm thinking about fitting two days of accompanied site inspection plus two days of DCO in in the same week. I'm just... Haven't discussed it, obviously, with the panel, but what would your view be perhaps if we... If moving the ASI to that week commencing the fifth of January?

01:22:25:27 - 01:22:38:16
Robbie Owen for the applicant. That's not a matter I've discussed with Southern Water. For my own part, I can see that that would be a good use of time because certainly speaking for the applicants,

01:22:41:10 - 01:22:48:09
not many of them would need to be involved in the ASI and they can be focused on working on deadline three instead.

01:22:49:27 - 01:23:01:14
So for our part, I will if there's anything more to say on this after the break, I will say so, if I may. But for our part, I don't anticipate that there will be any objection to that.

01:23:02:20 - 01:23:03:21
Right. Thank you.

01:23:07:16 - 01:23:38:28
Stacy Bynie from Water Matters. Just on the issue of delaying the submission of information from the applicant, I made the point when I spoke previously that we welcome the deadline for the issue specific hearings being delayed to the eighteenth as you'd suggested to give us more time to review the applicant's information, bearing in mind we're expecting a lot of information. If the deadline for the applicant to submit that information moves another week, then we get no benefit from that delay.

01:23:39:24 - 01:23:53:16
And so we would ask that you stick to the original deadline for the applicant and give us a bit more time to consider what is a huge amount of information in conjunction with what is already a huge amount of information that's been submitted and we're struggling with. Thank you.

01:23:54:11 - 01:24:26:14
Thank you. We will consider all those points. Certainly, will be looking at all written and oral submissions before we do finalize the timetable. And obviously, preparing the timetable requires us to balance matters requiring examination within statutory and administrative deadlines. So we will take all your oral and written considerations on those points into account.

01:24:26:26 - 01:24:48:25

And I would certainly like to thank you all for your submissions, both orally and in writing on this matter. So if no one else has any other matters to raise in relation to the draft timetable, that brings us to the close of agenda item four.

01:24:49:07 - 01:25:08:14
So just speak on the site visits. Obviously, I'm not specifically familiar with whether everything has to be accompanied. But we did make the point on our recent submission where we've asked for, I think, four or five additional locations to be visited that they didn't need to be accompanied, that they they can be visited.

01:25:08:16 - 01:25:19:25
No. That's helpful. And we will look we will look carefully at that. And, obviously, you'll have seen that we've done quite an extensive unaccompanied site inspection already. Yeah. Thank you.

01:25:23:09 - 01:25:37:02
Right. So that seems to be a convenient point at which we we can take a break. So the meeting is now adjourned, and we will resume at twenty to twelve.