



Meeting note

Project name	Riverside Energy Park (REP)
File reference	EN010093
Status	Final
Author	The Planning Inspectorate
Date	10 May 2018
Meeting with	Cory Riverside Energy (CRE)
Venue	Temple Quay House, Bristol
Attendees	The Planning Inspectorate Chris White - Infrastructure Planning Lead Tracey Williams – Case Manager Ewa Sherman – Case Officer Hannah Pratt – Senior EIA and Land Rights Advisor The Applicant Rob Gully – CRE – REP Project Manager Richard Wilkinson – CRE – Head of Planning and Development Devon Christensen – CRE – Planning and Development Manager Sarah Chandler – Peter Brett Associates – Planning/ EIA Advisor Richard Griffiths – Pinsent Masons – Legal Advisor
Meeting objectives	Project update
Circulation	All attendees

Summary of key points discussed and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project update

The Applicant provided an update in relation to the project refinements which comprise three elements: removal of river works, cable option and main temporary construction compounds.

Cable option - Since the submission of the Scoping Report by the Applicant in November 2017, the Applicant has, working with UK Power Networks (UKPN), identified its electrical connection point as the south-east option which would connect to the existing Littlebrook substation in Dartford. Some minor configuration works may be required within the existing building at the substation, but no new buildings are proposed. Nearly the entire preferred cable route is within existing highways including where it would cross the River Darent along the A206 Bob Dunn Way. The preferred cable route includes further potential options which are currently being appraised by UKPN and CRE. The Preliminary Environmental Information Report (PEIR) and consultation will present and

invite comments on all cable route options within the preferred cable route, however if the Applicant has any preferences prior to publication of the PEIR, then these will be identified. The Applicant intends to further refine the route after consultation and to apply for a single route, unless engineering risks exist on the preferred route.

The Inspectorate advised early negotiations with Network Rail (NR) in relation to any rail crossings.

Removal of river works - The temporary river works proposed in the Scoping Report have now been removed from the Proposed Development. The Applicant proposes to utilise the existing jetty and waste delivery infrastructure, which is currently used for the existing Riverside Resource Recovery Facility (RRRF), next to the proposed development site and also owned by the Applicant. The Applicant issued a Technical Note and covering letter explaining the removal of river works to all consultation bodies identified in the Inspectorate's Regulation 11 list. The Technical Note and the map are attached to this note.

The Inspectorate confirmed that receipt of the Scoping Opinion does not preclude Applicants from agreeing to scope out matters with consultees at a later stage. It should be clearly explained and justified within the ES where the assessment departs from the Scoping Opinion.

The Inspectorate noted the Department for Transport's Advisory letter regarding water preferred policy guidelines for the movement of abnormal loads. The Applicant confirmed that a limited number of abnormal indivisible loads are proposed and confirmed it would address the advisory letter in the application documents.

Main Temporary Construction Compounds - The Applicant also confirmed that some of the main temporary construction compound options have been eliminated.

The Applicant confirmed that some ecological surveys are still ongoing as they are determined by seasonal restrictions, and not all will be completed before the statutory consultation period this summer. The Applicant confirmed that the PEIR will be based on desk-based assessments, the Phase 1 survey and other species surveys undertaken to date. The approach will be detailed in the PEIR and the Applicant will update the statutory bodies once the surveys are complete. The Inspectorate advised the Applicant to ensure it was satisfied that the PEIR meets the definition within the EIA Regulations.

The Applicant confirmed that since receiving the Scoping Opinion it has met with a number of consultees including the local planning authorities, Natural England, the Environment Agency, Historic England, Transport for London and the Port of London Authority.

The Applicant anticipates at this stage the key areas of interest to 3rd parties for the Proposed Development to be: transport, ecology and air quality.

The Applicant intends to submit the Environmental Permit application to the Environment Agency in parallel with the DCO application.

The Applicant intends to submit the DCO application in Q4 of 2018.



Consultation

The Applicant advised on their programme to carry out the non-statutory (also called community consultation), and statutory consultation. The first stage will include non-statutory exhibition events to be held between 22 and 25 May 2018 in locations close to the site and along the proposed cable route. Afterwards the statutory consultation is scheduled between 18 June and 30 July 2018, exhibition events are scheduled for early July at various venues, and sessions are planned for mornings, afternoons and evenings, and at the weekend, to allow members of the public attend when suitable.

Following the requirement of s47 of the PA2008 the Applicant has issued a draft Statement of Community Consultation (SoCC) to all host and neighbouring authorities, and so far received positive feedback, from the Local Authorities (LAs) including the London Borough of Bexley, Dartford Borough Council, Kent County Council. The Applicant considered suggestions such as providing additional locations for the documents on display. The SoCC will be finalised after the May events and is due to be published approximately two weeks before the start of the statutory consultation. The Applicant was advised by Dartford Borough Council to capture a new residential development called The Bridge in Dartford in their consultation zone. The Applicant confirmed that the invitation postcards to the events have been sent to over 23,000 commercial and residential addresses, covering a 2km buffer zone from the main REP site itself (which captures addresses both south and north of the River Thames) and a 200m buffer zone along cable route (and up to the southern bank of the River Thames). Events will be held at the Belvedere Community Centre and in locations in Slade Green and Dartford.

Other issues

The Inspectorate advised the Applicant to provide a design document which would clearly present the Applicant's reasoning and assessment of the design of the proposed plant. The Applicant has proposed a north-south orientation; however, three versions of the building form will be available for consultation and comments. The Applicant intends to include one building form and associated design principles within the application and undertake the assessments within a maximum parameter envelope.

The Inspectorate highlighted the recent judgment European court ruling C-323/17 - People Over Wind, Peter Sweetman v Coillte Teoranta (2018) which held that it is impermissible to take account of measures intended to avoid or reduce the harmful effects of the plan or project on a European Site (i.e. mitigation measures) at the screening stage. The Applicant confirmed that it would take the judgment into account in drafting the Habitats Regulations Assessment (HRA) Report.

Regarding the General Data Protection Regulations 2018 (GDPR 2018) the Applicant stated that it will refer to it in the Consultation Report, taking into account rights and responsibilities under the requirements of GDPR 2018. The Applicant also confirmed that the GDPR 2018 were being considered in the preparation of consultation materials including statutory notices and comments forms. The Inspectorate advised that the Applicant should take particular care when preparing the Book of Reference to ensure compliance with new Regulations.



The Applicant proposes to submit draft DCO application documents for review and comment to the Inspectorate at the end of August or beginning of September. The Inspectorate offered to review the following draft documents: draft Development Consent Order, Explanatory Memorandum, Book of Reference, Statement of Reasons, emerging Consultation Report, Work Plans and Land Plans, Planning Statement, the project description chapter of the Environmental Statement and the HRA Report. The Applicant agreed it would confirm to the Inspectorate which draft documents it intends to submit.

The Inspectorate advised that the Examining Authority on the [Richborough Connection Project](#) provided an Appendix to the Recommendation Report [Appendix D: Compulsory Acquisition Objections Schedule](#) which set out progress and how the objections have been considered.

Specific decisions/ follow-up required

- The Inspectorate to provide the Applicant with an example of a Compulsory Acquisition Schedule.
- The Applicant and the Inspectorate agreed to hold the next meeting in August 2018.