



Meeting note

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| File reference | EN010063 / EN010064 |
| Status | Final |
| Author | Steven Parker |
| Date | 22 August 2013 |
| Meeting with | Killingholme Energy Ltd & Meaford Energy Ltd |
| Venue | Rivergate House, Bristol |
| Attendees | The Planning Inspectorate Tom Carpen – Infrastructure Planning Lead Tracey Williams – Case Manager (Meaford) Oliver Blower – Case Manager (Killingholme) Helen Lancaster - Senior EIA Advisor (Meaford) Hannah Pratt - EIA Advisor (Killingholme) Steven Parker – Assistant Case Officer (Meaford & Killingholme) John Gordon - Consent Service Unit David Watts - Consent Service Unit Applicant Daniel Chapman (Killingholme Energy Limited & Meaford Energy Limited) Simon Keefe (Killingholme Energy Limited & Meaford Energy Limited) Christina Leafe (Atkins) Sarah Merritt (Pinsent Masons) Mark Brown (Local Dialogue) Karl Cradick (Savills) |
| Meeting objectives | For the applicant to outline their approach to the planning inspectorate |
| Circulation | All attendees |

Summary of key points discussed and advice given:

Introduction

The Planning Inspectorate outlined its openness policy and ensured the applicant understood that any issues discussed and advice given would be recorded and placed on the Planning Inspectorate's website under s.51 of the Planning Act 2008. Further to this, it was made clear that any advice given did not constitute legal advice upon which the applicant (or others) can rely.

Overview

Meaford Energy Centre

Meaford Energy Ltd is proposing a CCGT gas-fired power station with a capacity of up to 299 MWe.

The proposed site is on the Meaford Business Park, former site of the coal-fired Meaford Power Station (decommissioned 20 years ago) and is a previously developed site within the green belt, northeast of Stone, Staffordshire.

It is proposed that there will be two gas turbines and one steam turbine. This would require two exhaust stacks upto 60 – 80m in height. The turbine hall would be 25m high.

The proposed development would only partially fill the site (circa 5 acres) and it is proposed that it may act as a catalyst for redevelopment in the area and be able to provide hot water to the business park cheaply, as a by-product of power generation.

Electrical connection could utilise an existing on-site substation, which formerly served the coal fired power station that occupied the site. This has been refitted in recent years, but would require additional work in order to accept a new supply of power to the grid. There is a second substation in the vicinity.

Gas supply could come from one of three sources, two to the north and one to the south. The supply in the two northern pipes is sufficient for the needs of the proposed development.

The applicant expects that, during construction, 300 (800 peak) jobs could be created and 30 permanent fte positions will be created for the running of the facility.

Consultation

The Applicant intends to consult in the areas of Meaford, Stone, Aston-By-Stone, Oulton, Barlaston and Tittensor. The District and County councils have been consulted with regard to the consultation area.

The Planning Inspectorate advised that in doing early non-statutory consultation, the applicant may wish to engage with parish councils and anyone who the local authorities are aware of that may wish to have early engagement. The applicant has consulted with Staffordshire County Council on which parish councils to consult with.

In relation to route options for the gas pipeline, PINS advised the applicant that with greater certainty upon application there may be less complexity in an examination.

In relation to the compulsory acquisition of land or rights, the applicant should seek to identify statutory undertaker land early on and engage with them at pre-application.

PINS asked how the applicant would handle design. The applicant advised it would adopt a Roachdale Envelope approach and assess the worst case scenario. PINS advised the applicant to discuss with the local authorities any requirements handling post-consent design matters.

The applicant advised that the technology used will not affect site design and that they are consulting with manufacturers of CCGT systems and the latest technology will be utilised, which may not currently be available.

In respect of s106 agreements, discussions should be held with the local planning authority.

PINS asked whether the DCO would contain upgrades to local road infrastructure. The appellant advised that a new access road from the south (A34) is already consented as part of a planning permission for a business park on the site, and these works do not form part of the proposal.

Timescales

Site Investigation - Winter 2013/14

Consultation Report - Before Christmas 2013

Scoping Request - Spring 2014

Statement of Community Consultation – Spring 2014

Formal Consultation – Summer 2014

Development Consent Order Application – Winter 2014

Specific decisions / follow up required?

The applicant to provide relevant local authority contacts.

Killingholme Energy Centre

Killingholme Energy Ltd is proposing a CCGT gas-fired power station with two gas turbines and two steam turbines with the potential for a future CCS facility.

The proposed site is in the north-east corner of a redundant airfield on the North Killingholme industrial estate - a former RAF station, west of North Killingholme village.

The site has National Grid infrastructure on site or could utilise another grid connection nearby, however this approach may expand the site over more than one local authority boundary. There is also an existing gas supply; the applicant has consulted National Grid Gas and they have confirmed that gas supply would be adequate for this proposal. Connections to services could require compulsory acquisition of land. This will be covered in the Development Consent Order.

The applicant recognised the range of nature conservation designations affecting the Humber estuary.

It is expected that the construction phase would create 500 jobs (1,200 peak).

Advice

In addition to the general advice covered for the Meaford project, PINS advised the applicant that there were other nationally significant infrastructure projects looking to compulsorily acquire land and/or rights for the same grid connection corridor and that the applicant should address this issue early in discussion with them and National Grid.

PINS advised the applicant to consult with statutory nature conservation bodies (such as Natural England) in relation to foraging areas.

PINS advised the applicant to ensure that they spoke to local authorities to agree any projects that should be screened in to any HRA report as part of the 'in combination' assessment.

In addition, the applicant should consult with statutory undertakers

Specific decisions / follow up required?

The applicant to provide relevant local authority contacts.

Timescales Any Other Business

Scoping Request – June/July 2014
Submission expected - Q2/Q3 2015

Other Business (non-project specific)

The Consents Service Unit introduced themselves and outlined the potential for, and benefits of a consents management plan.

PINS advised that the applicant should in any case prepare a comprehensive list of all consents required for each project.