



The Planning Inspectorate

Application by North London Waste Authority for an Order Granting Development Consent for the North London Heat and Power Project

Agenda for matters relating to compulsory acquisition

On 2 June 2016 affected persons and others were notified that a compulsory acquisition hearing would take place on **Wednesday 6 July 2016**. This document sets out an agenda and matters for discussion at the hearing.

Venue:

The Artzone
1st Floor, 54-56 The Market Square
Edmonton Green Shopping Centre
Fore Street
London, N9 0TZ

Time: The hearing room will be available from 9.30am and the hearing will commence at 10am. It is expected to close by lunchtime, though of course we will continue after lunch if necessary.

Purpose of the Hearing

The purpose of this hearing is to discuss matters arising from the applicant's proposals in articles 19 – 29 of the draft Development Consent Order (DCO) to acquire land and rights compulsorily, and for the temporary use of land. From this, it follows that the hearing will be of interest mainly to those organisations that have direct interests in the land the subject of the application, and have made representations about these matters. For this reason, I invite the following bodies in particular to attend:

- North London Waste Authority (the applicant)
- Transport for London
- Thames Water Utilities Ltd
- Kennet Properties Limited
- Canal and River Trust
- Zayo Group UK Limited
- National Grid Gas PLC and National Grid Electricity Transmission Plc
- Lee Valley Regional Park Authority

The hearing is likely to be of less interest to other interested parties, though of course they have every right to attend if they wish and are very welcome to do so.

The objectives of the hearing on 6 July 2016 are to enable those who have made objections to the applicant's proposals as they affect particular land interests to set out their current position, add any further arguments in support of their case and for the applicant to respond.

In order to make the most productive use of the time, I have prepared a short agenda, supplemented by a detailed list of points where appropriate.

Administrative arrangements

I would be grateful if parties intending to attend would give prior notice of who will attend, and who will speak. In accordance with Rule 14(3) of the Infrastructure Planning (Examination Procedure) Rules 2010, any oral representations should be based on representations previously made in writing by the particular participant.

Please provide your Interested Party reference number in any communication and mark it for the attention of the North London Heat and Power Project Case Team.

Participants should note that after the hearing there is a deadline in the [Examination timetable](#) for the submission of written summaries of oral evidence and any other requested information (deadline 7: Monday 18 July 2016).

Paul Hudson

Paul Hudson

Examining Authority

Agenda for compulsory acquisition hearing 6 July, 2016

1. Clarification of matters relating to the land plans.
2. Clarification of description of particular plots in the Statement of Reasons, the CA powers roadmap and schedules of the draft DCO.
3. Kennet Properties Limited - plots 6 and 34 (acquisition of freehold interests and new rights).
4. Thames Water Utilities Ltd – plots 16, 18, 19, 20, (temporary possession and acquisition of new rights) and plot 22 (acquisition of new rights).
5. Canal and River Trust – plot 11 (temporary possession), plots 13, 17 and 23 (acquisition of new rights).
6. Zayo Group UK Limited – plot 8 (temporary suspension of rights).
7. National Grid Electricity and Gas - interests in the whole application site, apart from plots 3 and 5, mainly concerning existing utility services which are subject to temporary suspension of rights, extinguishment of rights and acquisition of new rights.
8. Transport for London – plots 24, 26, 27, 28, 29 and 31 (acquisition of new rights).
9. Lee Valley Regional Park Authority – plots 15 and 21 (acquisition of new rights).

Appendix

1. Land Plans

Plot 17 is shown on the land plan (B_0005) as only partly for temporary possession, but the entry in schedule 12 of the draft DCO implies temporary possession covers the whole plot, whilst the entry in the CA powers roadmap indicates temporary possession is not intended at all.

Drawing C_0018 – the approximately 7 metres wide strip referred to in article 2 as part of the Order land is not included in the book of reference.

2. Particular Plots

Plot 6 (Deephams Farm Road) is proposed for compulsory acquisition of leasehold and freehold interests and therefore extinguishment of existing rights. These include access for users of the industrial premises to the north of the application site such as Biffa, Bestway and Lidl. Are new rights to be granted to such users to enable access to their premises via Deephams Farm Road to be maintained?

Plots 4, 11, 12, 17, and 31 are listed in schedule 10 of the draft DCO, but no justification for them appears to be provided in table 5 of the Statement of Reasons (SoR).

In a situation where CA powers would be used by London Waste Limited (LWL), how would these operate in practice when LWL itself has the rights in plots to be extinguished (paragraph 2.3.2 of the Funding Statement)?

Clarify paragraph 8.7.1 of the SoR.