



Meeting note

File reference	EN010089
Project	Tilbury Energy Centre
Status	Final
Author	Karl-Jonas Johansson
Date	25 May 2017
Meeting with	RWE
Venue	Temple Quay House
Attendees	The Planning Inspectorate: Chris White (Infrastructure Planning Lead) Richard Price (Case Manager) Karl-Jonas Johansson (Case Officer) David Price (EIA Manager) RWE: Martin Pilbin (Project Manager) Matthew Trigg (Development Planning Manager) Carol Cooper (Lead Environmental Manager) Helen Burley (Consents Specialist) Adriana Gasparini (Legal Counsel)
Meeting objectives	Tilbury Energy Centre inception meeting
Circulation	All attendees

Summary of key points discussed and advice given:

Introduction

The Applicant and the Planning Inspectorate (the Inspectorate) case team introduced themselves and their respective roles. The Inspectorate continued by outlining its openness policy and ensured those present understood that any issues discussed and the advice given would be recorded and placed on the Inspectorate's website under section 51 of the Planning Act 2008 (PA2008). Further to this, it was made clear that any advice given by the Inspectorate did not constitute legal advice upon which the Applicant (or others) could rely. It was clarified to the Applicant that the publication of the meeting note could be delayed up to six months or until a formal Environmental Impact Assessment (EIA) scoping request had been submitted, if the project information was regarded commercially sensitive by the Applicant

Project description

The project which is named as the Tilbury Energy Centre will contain the following main components:

- Up to 2500MW CCGT¹ power station.
- 299 MW OCGT² peaking plant.
- Energy storage units.
- Gas pipeline.

The site has a history of power generation and has the necessary infrastructure in place such as an on-site substation and easy access to cooling water. The site itself is wholly owned by RWE, including the land the substation is located on (National Grid has a long lease). It was confirmed that the site would be able to accommodate carbon capture and storage (CCS) facilities when the technology became available. The CCS facility would be located where Tilbury B's ash mound is currently located. This area is also earmarked to be used as temporary laydown area for the construction of the project. It was confirmed that the demolition of Tilbury B power station is due to be completed by the end of 2018. The Applicant is currently evaluating two options for the gas pipeline which would connect to the national transmission system at East Tilbury. The substation on the site will be used to connect the power stations to the National Grid 400 kV system.

Project setting

The project will have a smaller footprint than Tilbury B. It will have three stacks. It was clarified that the ash mound is located in the green belt. The ash mound is currently classified as operational land for which certain permitted development rights exist.

The closest urbanised areas are located to the east (East Tilbury) and west (Tilbury Town) of the site.

South of the site is located the Two Forts Way footpath.

The Applicant confirmed that it was aware of the other Nationally Significant Infrastructure Projects being proposed in the area (Lower Thames Crossing, Tilbury2 and Paramount) and that it was liaising with Highways England (HE) with regard to the Lower Thames Crossing's potential impact on the project, including ecological impacts. The Applicant further confirmed that it was discussing protective provisions with the Port of Tilbury London Ltd in respect of Tilbury2 and access to cooling water from the Thames.

Stakeholder engagement

The Applicant and the Environment Agency are currently discussing aquatic ecological phase one surveys and flood risk. The Applicant is also engaging with Natural England, Historic England and Thurrock Council. It was confirmed that Thurrock Council appeared supportive of the project. The Inspectorate clarified that it cannot act as a mediator between the Applicant and the statutory parties.

¹ Combined cycle gas turbine

² Open-cycle gas turbine

The Applicant currently plans to undertake one round of statutory consultation for the project.

Development Consent Order (DCO)

It was confirmed that the DCO will contain a Deemed Marine License and powers to compulsory acquire land and rights. The Applicant will be discussing private agreements with the landowners affected by the proposed gas pipeline corridors. The Applicant is currently exploring the ability to extend the commencement date for the works authorised by the DCO beyond five years. This will provide the Applicant with the ability to enter further Capacity Market Auctions which will give the project a greater chance of being developed.

The need for a separate water abstraction permit was discussed. The Applicant confirmed that the current permit, associated with the decommissioned Tilbury B, was still 'live'. The Applicant stated that it may need to apply for a variation to it.

Scoping

The Applicant is currently preparing its scoping report to accompany a request that is intended for submission in June 2018. The Applicant was reminded of the need to ensure that the scoping request and the plan identifying the land correspond. This would include land which may be required to enable construction. The Applicant was also informed of the need to submit its shapefile depicting the proposed development land at least ten working days prior to submitting the scoping request. The Applicant agreed to also provide the details of its local authority contacts which may assist the Inspectorate in its handling. The Applicant was informed that any late responses to the Inspectorate's scoping consultation would not be considered in the opinion but would be forwarded to the Applicant for information. The Inspectorate advised the Applicant to provide sufficient information in their scoping request to justify any issues that it proposed to scope out from the assessment. The Applicant was further advised to consider how to address cumulative effects taking into account other proposed developments including Lower Thames Crossing and Tilbury2.

Submission date

The Applicant is aiming to submit the application in December 2018 to ensure it can bid in the capacity market auction at the earliest opportunity.

Meeting programme

The Inspectorate explained that its preference would be to meet the Applicant either before or after any significant Pre-application milestones and that these meeting can either be face-to-face or teleconferences. The Inspectorate also set out the timescales involved in the draft documents review and advised the Applicant to programme in about three months for it. It was agreed that the Applicant would notify the Inspectorate when it wanted the next meeting to take place.

Specific decisions/ follow up required?

- The Inspectorate to request the necessary information to launch the project webpage.
- The Applicant to confirm whether its legal team has access to the Statutory Instrument Template.

- The Applicant to contact the Inspectorate to arrange the next meeting.