



Statement of Common Ground with Thurrock Council

Draft 6, March 2021



1 STATEMENT OF COMMON GROUND

1.1 Introduction

1.1.1 This is the sixth draft Statement of Common Ground between the applicant, Thurrock Power Ltd, and Thurrock Council. The SoCG is presented under three sections, which cover:

1. matters that are agreed between Thurrock Power Ltd and Thurrock Council;
2. matters that are currently under discussion between Thurrock Power Ltd and the Thurrock Council; and
3. matters where there remains disagreement between Thurrock Council and Thurrock Power Ltd at the date of preparing the SoCG.

1.2 Matters that are agreed

1.2.1 That the following matters tabulated in the Executive Summary of Thurrock Council's Local Impact Report ('the LIR table'), and as replicated in the table at paragraph 3.1 of Thurrock Council's Written Representation, are agreed as written:–

Principle of the Development and the Impact upon Green Belt	Agreed
Ecology and Nature Conservation	Agreed
Landscape and Visual Impact	Agreed
Geology, Hydrogeology and Ground Conditions	Agreed
Traffic and Transport	Agreed
Air Quality	Agreed
Noise and Vibration	Agreed
Land Use and Agriculture, and Socio-Economics	Agreed
Human Health	Agreed

1.2.2 That the mitigation measures referenced in the LIR table for the Air Quality and Noise and Vibration rows are those set out in PDC-029 (ES Appendix 2.1, the Register of Mitigation, Enhancement & Monitoring Commitments) and in Requirement 9 (Construction Hours) and Requirement 16 (Operational Noise) of PDC-009 (draft DCO).

1.2.3 That the Environment Agency has accepted PDC-025 (the revised Flood Risk Assessment) as confirmed in EA correspondence to Thurrock Power Ltd dated 15 February 2021 (EA reference AE/2020/125634/03-L01) and provided to Thurrock Council on 04 March 2021. Flood risk impact can be minimised through the submission of information through the DCO requirements to mitigate the impact of the development.

1.2.4 That Requirement 4 (Detailed Design) and Requirement 14 (Landscaping and Ecological Management Plan) of PDC-009 (the draft DCO) can secure the "*consideration... for mitigation through careful design*" that is referenced in the Landscape and Visual Impact row of the LIR table.

1.2.5 That the flexible generation plant, in providing 'peaking' generation capacity and battery storage, supports the opportunity for providing a back up and supplementary electricity generation system to the UK's intermittent renewable generation. That in this context, and when compared to other gas-fired generators that have lower efficiency when operated flexibly, the proposed development supports a low-carbon transition.

- 1.2.6 That the site presents a unique opportunity for power generation making beneficial use of the existing Tilbury substation and associated electricity pylon infrastructure.
- 1.2.7 That the main flexible generation plant (Zone A), the above ground gas installation (Zone D) and new fencing and footbridge link (Zone E) elements of the project would constitute inappropriate development in the Green Belt. The proposal conflicts with the one of the five purposes of the Green Belt that being the safeguarding the countryside from encroachment. That the factors in favour of the development put forward by Thurrock Power Limited in the application form Very Special Circumstances within the meaning of the National Planning Policy Framework. That these very special circumstances clearly outweigh the identified harm to the Green Belt through inappropriate development and the adverse impact that would result upon the openness of the Green Belt in this location such that Very Special Circumstances exist.
- 1.2.8 The disapplication of legislation as set out in Article 10 of the dDCO is agreed.

Heritage

- 1.2.9 The Environmental Statement (ES) provides an appropriate assessment of above-ground impacts on the settings of heritage assets. Less than substantial harm would result from these impacts.
- 1.2.10 The findings of the Geoarchaeological Deposit Model Report (ES Volume 6, Appendix 7.2) have informed the assessment of the baseline environment in the ES and have informed the further proposed pre-construction archaeological investigation set out in the Outline Written Scheme of Investigation (Outline WSI, application document reference A8.11a).
- 1.2.11 Thurrock Power produced further viewpoint visualisations at locations that were agreed with Thurrock Council on 10 February 2021, with the exception of Bowaters Farm Battery, which is agreed to have been inaccessible.

1.3 Matters that are under discussion

- 1.3.1 **DCO drafting:** the drafting of the development consent order has been reviewed and the following matters remain under discussion in particular:
- (a) The provisions in articles 11, 13, 15 and 16 are still being reviewed where necessary with the applicant;
 - (b) Thurrock Council is seeking amendments to the requirements in schedule 2 as identified in TC's Local Impact Report; and
 - (c) Thurrock Council is reviewing protective provisions with the applicant in regard to highways, footpaths and drainage.
- 1.3.2 **Heritage Assets:** Thurrock Power and officers representing Thurrock Council (Richard Havis and Maria Kitts (Essex County Council on behalf of Thurrock Council) together with Historic England have held several productive discussions regarding amendments to the Outline Written Scheme of Investigation (WSI).
- 1.3.3 Thurrock Council and Thurrock Power will continue to discuss the WSI and both parties consider in principle that this is a matter that is capable of being agreed and that good progress is being made towards agreement.
- 1.3.4 Trial-trench archaeological evaluation of areas with potential to impact archaeological deposits would be undertaken in accordance with the Outline WSI document. These results would inform the detailed development design plans which then come forward for the scheme.
- 1.3.5 The Outline WSI under discussion provides measures for archaeological assessment of the development and to undertake mitigation strategies to either preserve in situ or preserve by record of any investigation and recording of any onshore archaeology, mitigating impacts, subject to discharge of requirement 13 (archaeology) in the draft DCO.

- 1.3.6 Detailed mitigation strategies will be agreed in conjunction with Thurrock Council for each stage of works as set out in the Outline WSI.
- 1.3.7 **Drainage:** Thurrock Power is liaising with Remsha Mohammed Remla, Senior Flood Risk Officer to provide clarifications of the application documents. Amendments proposed by Thurrock Council to the drainage requirement in the DCO are under discussion.

1.4 Matters that are not agreed

- 1.4.1 Thurrock Council does not agree that an adequate assessment of below-ground archaeological remains has been undertaken. Thurrock Council considers that trial-trenched evaluation should have been undertaken prior to acceptance of the DCO application.

1.5 Approval

Signed

Position.....

On behalf Thurrock Power Ltd.

Date.....

Signed.....

Position.....

On behalf of Thurrock Council

Date.....

