



Thurrock Flexible Generation Plant

Deadline 7 – Compulsory Acquisition Schedule (tracked change from REP2-045)



1.0 INTRODUCTION

Purpose of this document

This Compulsory Acquisition Statement has been prepared to support the application by Thurrock Power Ltd (the Applicant) for a Development Consent Order (a DCO), that has been submitted to the Secretary of State (the SoS) for Business, Energy and Industrial Strategy (BEIS), under section 37 of the Planning Act 2008 (as amended) (the PA 2008), in respect of the Proposed Scheme (the Application).

The Applicant proposes to develop a flexible generation plant on land north of Tilbury Substation in Thurrock. The flexible generation plant will provide up to 600 megawatts (MW) of electrical generation capacity on a fast response basis, together with up to 150 MW of battery storage capacity.

This document relates to the Application and should therefore be read alongside the other Application documents, including the Book of Reference (~~PDC-004 and PDC-005~~[A4.3](#)).

The Examining Authority's request

The Examining Authority has requested from the Applicant a Compulsory Acquisition Schedule (the CA Schedule), setting out the status of negotiations with affected persons in respect of the proposed compulsory acquisition of each plot affected in that way by the proposed DCO [and for this to be updated as the Examination progresses](#).

~~The CA Schedule is required to support the Applicant's responses to the Examining Authority's First Written Questions (specifically questions 1.3.5, 1.3.9 and 1.3.27).~~

Summary of current position

As well as consulting all persons with an interest in the Order Land about the Project proposals in accordance with section 42 of the PA 2008, the Applicant has had regard to the requirement under paragraph 25 of the Guidance to seek to acquire land by negotiation wherever practicable.

The Applicant has entered into discussions with the relevant landowners and occupiers to secure the necessary interests over the land required for the Project by agreement rather than seek powers of compulsory acquisition under the Order. Negotiations have taken place through letters, emails, phone calls and face to face meetings. Whilst negotiations with landowners have continued over a number of years, agreement for the acquisition of many of the rights over or under certain Plots of land have yet to be secured.

In order to provide certainty to the Project and ensure funding can be achieved, powers of compulsory acquisition are sought over such Plots. This parallel approach of making the Application (including powers of compulsory acquisition) and conducting negotiations to acquire land by agreement is in accordance with paragraph 25 of the Guidance.

Glossary of terms used

AL	Acquisition of land
AR	Acquisition of rights
TP	Temporary Possession

Compulsory Acquisition Schedule

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
Port of Tilbury London Limited	AL	01/05	Rights	Y	Ongoing	Draft access agreement under negotiation – principles are agreed and currently being documented by parties' solicitors.	Finalising access arrangements
		01/13					
	01/16	Freehold and Occupier					
	04/02						
	04/05						
	AR	01/04	Freehold				
01/33							
01/35							
TP	01/36	Rights					
	05/01						
	05/04						
	05/07						
	05/08 – subsoil		Freehold and Occupier				
AL	05/02 – subsoil	Rights					
	05/03 – subsoil						
	01/14						
	01/28						
AL	02/01	Rights					
	02/04						
	04/01						
	04/03						
Thurrock Borough Council	AL	05/08 – subsoil	Freehold and Occupier	N	Ongoing	No interests held by the Council are being acquired. Information has been provided further to request for clarification.	N/A
		04/02 - highway	Occupier				
		01/07	Rights				
		01/08					
		02/03					

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
	AR	03/05 – highway 03/08 – highway 05/04 - highway	Freehold and Occupier				
		01/04 03/03	Occupier				
	TP	03/10 – highway 05/08 – highway	Freehold and Occupier				
Diana Mary Cole and James Andrew Cole	AL	01/05	Freehold and Occupier	N	Ongoing	Option agreement in place but amendments are being progressed. Amendments have been agreed in a variation document – currently being finalised by parties' solicitors <u>completion of agreement is expected imminently.</u>	Amendment of redline plan in option agreement <u>Completion of agreement.</u>
		01/13					
01/16							
01/18 – subsoil							
01/24 – subsoil							
01/26 – subsoil							
01/26a – subsoil							
01/27							
01/29 – subsoil							
02/12							
02/14							
03/01a							
05/05							
	AR	01/14					
		01/25					
		02/01					
		02/04					
		02/08 – subsoil					
		02/09 – subsoil					
		02/13					
	03/01						

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
		03/02 03/03 03/08 – subsoil					
	TP	05/06 05/08 - subsoil					
Diana Mary Cole	AL	01/06 01/07 01/08 01/17 01/23 – subsoil 02/03 02/05 02/06 02/07	Freehold and Occupier	N	Ongoing	Same as above	Same as above
		AR	02/02 02/10 – subsoil 02/11				
	02/09		Leasehold and Occupier				
Jeremy Godsmark Finnis	AL	01/06 01/07 01/08 01/17 02/03 02/06 02/07	Leasehold and Occupier	N	Ongoing	Same as above	Same as above
		01/13 01/16	Rights				

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
	AR	02/02 02/09 02/11	Leasehold and Occupier				
		02/01 02/04 03/03	Rights				
Sue Cole	AL	01/06 01/07 01/08 01/17 02/03 02/06 02/07	Leasehold and Occupier	N	Ongoing	Same as above	Same as above
		01/13 01/16	Rights				
	AR	03/08 – subsoil	Freehold and Occupier				
		02/02 02/09 02/11	Leasehold and Occupier				
		02/01 02/04 03/03	Rights				
	Sheila Elizabeth Hodson	AL	01/18 – subsoil 01/23 – subsoil 01/24 – subsoil 02/05 02/12				

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
		01/17 02/06 02/07	Freehold				
		01/13 01/16	Rights				
	AR	02/08 – subsoil 02/10 – subsoil	Freehold and Occupier				
		02/09 – subsoil 02/11	Freehold				
		02/01 02/04 03/03	Rights				
Melville Hamilton Lowe Mott and Rita Maureen Mott	AL	03/11	Freehold and Occupier	N	Ongoing	Heads of terms for an option agreement are agreed and option agreement is being finalised by parties' solicitors. Agreement expected to be signed by end of March imminently .	Finalising Completion of option agreement.
	AR	03/04 03/05 – subsoil 03/06 03/09	Freehold and Occupier				
		03/08 – subsoil	Freehold				
		TP	03/10 – subsoil				
	03/07		Rights				
Ghislane Rossi	TP	03/07	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession only and may not be required.	N/A
Thomas Crane and Eunice Crane	TP	03/10 - subsoil	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession of	N/A

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters
						subsoil of public highway only.	
Paul Anthony Lennon and Anita Elizabeth Lennon	TP	03/10 - subsoil	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession of subsoil of public highway only.	N/A
Raymond Louis Osborne	TP	03/10 - subsoil	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession of subsoil of public highway only.	N/A
Karl Alexander Osborne	TP	03/10 - subsoil	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession of subsoil of public highway only.	N/A
Mark Raymond Osborne	TP	03/10 - subsoil	Freehold and Occupier	N	N/A	Nothing ongoing as temporary possession of subsoil of public highway only.	N/A
Essex County Council	AL	04/02	Occupier	N	N/A	No interests held by the Council are being acquired.	N/A
	AR	04/01					

Compulsory Acquisition Schedule – Statutory Undertakers

Party	Power sought	Plot ref	Party status	Objection?	Stage of negotiations	Current position	Outstanding matters	
RWE Generation (UK) plc	AL	01/19	Freehold and Occupier	Y	Ongoing	Heads of Terms for an agreement are in progress.	Access arrangements.	
		01/20						
		01/23 – subsoil						
		01/26 – subsoil						
		01/26a – subsoil						
		01/28						
		01/29 – subsoil						
		01/32						
		04/02						
		04/05						
04/06 – subsoil								
		01/22	Freehold					
		01/17	Rights	Y	Ongoing	Heads of Terms for an agreement are in progress.	Access arrangements.	
		01/27						
		02/05						
		02/06						
		02/07						
		02/14						
		03/01a						
	AR	01/11	Freehold and Occupier					
								01/21
								01/30
								01/31
								01/34
								01/37
								04/01
								04/03

		01/09 01/10 01/15	Freehold				
		01/04 01/33 01/35 05/04	Occupier				
		01/25 02/09 02/11 02/13 03/01 03/02	Rights				
National Grid Electricity Transmission plc	AL	01/22	Leasehold and Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO. Protective provisions have been agreed with National Grid.	N/A
		01/16 01/17 01/19 01/20 01/23 01/24 01/32 02/06 02/07 02/14 03/01a 03/11 04/02 04/05	Occupier				
	AR	01/09 01/10	Leasehold and Occupier				

		01/15					
		01/04 01/11 01/14 01/21 01/30 01/31 01/33 01/34 01/35 01/36 01/37 02/13 03/01 04/01 04/03 05/04	Occupier				
UK Power Networks Limited	AL	01/06 01/07 01/08 01/12 01/16 01/17 01/18 01/19 01/20 01/22 01/23 01/24 02/03 02/05	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A

		02/06 02/07 02/12 02/14 03/01a 03/11 04/02					
	AR	01/09 01/10 01/14 01/15 01/25 01/30 01/33 01/35 01/36 01/37 02/02 02/09 02/13 03/01 03/03 03/04 03/06 03/08 04/01 05/04 05/07					
	TP	03/10					
Anglian Water Services Limited	AL	01/12 01/16	Occupier	Y	Concluded	Where diversions are proposed the undertaker's interests will be	N/A

		01/17 02/06 02/07 02/12 02/14 03/01a				protected by the protective provisions at Schedule 9 of the dDCO. Protective provisions and a SOCG have been agreed.	
	AR	01/04 01/33 01/35 02/13 03/01 05/04					
Telewest Communications (South East) Limited	AL	01/19 04/02	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
	AR	01/04 01/30 04/01					
Vodafone Limited	AL	01/16 01/17 01/19 01/20 01/24 01/32	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
	AR	01/04 01/10 01/11 01/15 01/30 01/31 05/04					

		05/07					
	TP	05/08					
SSE Enterprise Telecoms Limited	AR	01/04 05/04	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
BT Openreach Limited	AL	01/19	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
	AR	01/10 01/15 01/30 01/33 01/34 01/35 03/08 05/03 05/04 05/07					
	TP	03/10 05/08					
Virgin Media Limited	AL	01/19	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
	AR	01/10 01/15 01/30 05/04 05/07					
Essex and Suffolk Water Limited	AR	03/08	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
	TP	03/10					

Cadent Gas Limited	TP	03/10	Occupier	N	N/A	Where diversions are proposed the undertaker's interests will be protected by the protective provisions at Schedule 9 of the dDCO.	N/A
--------------------	----	-------	----------	---	-----	--	-----