

Riverside Energy Park

Statement of Reasons

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1 Summary

- 1.1.1 This Statement of Reasons relates to the Application by Cory Environmental Holdings Limited (trading as Cory Riverside Energy) (Cory or 'the Applicant') to the Secretary of State under the Planning Act 2008 (PA 2008) for powers to construct, operate and maintain an integrated Energy Park, to be known as Riverside Energy Park (REP).
- 1.1.2 This Statement is required because the Application is seeking powers to:
- a. acquire land compulsorily;
 - b. create and compulsorily acquire new rights over land; and
 - c. extinguish or override existing rights over land.
- 1.1.3 It is necessary for the decision maker in respect of the Application to be satisfied that there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the DCO. The purpose of this Statement is to describe the powers of acquisition being sought by the Applicant and to demonstrate that there is a compelling case in the public interest for those powers to be granted.
- 1.1.4 This Statement is one of a number of documents required to support the Application submitted to the Secretary of State. It supplements and should be read alongside the following documents relating to the compulsory acquisition powers:
- a. the Funding Statement (**Document Reference 4.2**) which explains how the proposals contained in the Order will be funded;
 - b. the Land Plans (**Document Reference 2.1**) showing the land required for the Proposed Development;
 - c. the Book of Reference (**Document Reference 4.3**) identifying the persons with an interest in land affected by the Proposed Development.
- 1.1.5 This Statement has been prepared in accordance with Regulation 5(2)(h) of the APFP Regulations and with the guidance issued by the Department for Communities and Local Government Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land (2013).
- 1.1.6 The structure of this Statement is as follows:
- a. Chapter 3 describes the Proposed Development.
 - b. Chapter 4 describes the Order Land which is subject to the powers of acquisition in the draft DCO.

- c. Chapter 5 describes the scope and source of the statutory powers sought in the DCO for the compulsory acquisition of land and rights over land, and for the temporary possession of land.
- d. Chapter 6 provides the justification for the powers of compulsory acquisition being sought.
- e. Chapter 7 explains the purposes for which the powers for the acquisition and use of land are being sought.
- f. Chapter 8 explains how the Applicant has sought to engage with landowners and negotiate to acquire the relevant land by agreement.
- g. Chapter 9 describes any special considerations affecting the Order Land and any additional consents or licences which are required for the Proposed Development.
- h. Chapter 10 explains the Applicant's compliance with human rights legislation relevant to the determination of the Application.
- i. Chapter 11 provides information which may be of interest to landowners and other persons affected by the Proposed Development.
- j. Chapter 12 provides the conclusion.
- k. Appendix 1 provides a plot-by-plot summary of the purposes for which each parcel of land is required.
- l. Appendix 2 summarises the engagement and negotiations which have been carried out with the owners of land interests within the Order Limits.

2 Introduction

- 2.1.1 This Statement of Reasons relates to the Application by Cory Environmental Holdings Limited to the Secretary of State under the PA 2008 for powers to construct, commission, operate and maintain an integrated Energy Park consisting of complementary energy generating development, together with a new connection to the existing electricity network and provision for CHP readiness ('the Proposed Development').
- 2.1.2 This Statement is required because the Application is seeking powers to:
- a. acquire land compulsorily;
 - b. create and compulsorily acquire new rights over land; and
 - c. extinguish or override existing rights over land.
- 2.1.3 It is necessary for the decision maker in respect of the Application to be satisfied that there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the DCO. The purpose of this Statement is to describe the powers of acquisition being sought by the Applicant and to demonstrate that there is a compelling case in the public interest for those powers to be granted.
- 2.1.4 This Statement is one of a number of documents required to support the Application submitted to the Secretary of State. It supplements and should be read alongside the following documents relating to the compulsory acquisition powers:
- a. the Funding Statement (**Document Reference 4.2**) which explains how the proposals contained in the Order will be funded;
 - b. the Land Plans (**Document Reference 2.1**) showing the land required for the Proposed Development;
 - c. the Book of Reference (**Document Reference 4.3**) identifying the persons with an interest in land affected by the Proposed Development.
- 2.1.5 This Statement has been prepared in accordance with Regulation 5(2)(h) of the APFP Regulations and with the guidance issued by the Department for Communities and Local Government Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land (2013).
- 2.1.6 The structure of this Statement is as follows:
- a. Chapter 3 describes the Proposed Development.
 - b. Chapter 4 describes the Order Land which is subject to the powers of acquisition in the draft DCO.

- c. Chapter 5 describes the scope of the powers sought by the Applicant by reference to the draft DCO included in the Application.
- d. Chapter 6 provides the justification for the powers of compulsory acquisition being sought. It also describes the alternatives to compulsory acquisition which have been considered and explains the availability of funding for compensation.
- e. Chapter 7 explains the purposes for which the powers for the acquisition and use of land are being sought.
- f. Chapter 8 explains how the Applicant has sought to engage with landowners and negotiate to acquire the relevant land by agreement.
- g. Chapter 9 describes any special considerations affecting the Order Land and any additional consents or licences which are required for the Proposed Development.
- h. Chapter 10 explains the Applicant's compliance with human rights legislation relevant to the determination of the Application.
- i. Chapter 11 provides information which may be of interest to landowners and other persons affected by the Proposed Development.
- j. Chapter 12 provides the conclusion.
- k. Appendix 1 provides a plot-by-plot summary of the purposes for which each parcel of land is required.
- l. Appendix 2 summarises the engagement and negotiations which have been carried out with the owners of land interests within the Order Limits.

3 Project Description

3.1 Introduction

- 3.1.1 The Applicant is applying to the Secretary of State under the PA 2008 (PA 2008) for powers to construct, commission, operate and maintain an integrated Energy Park, to be known as Riverside Energy Park (REP). The Proposed Development comprises complementary energy generating development, together with an associated Electrical Connection. As REP will be in excess of 50 MWe capacity it is classified as a Nationally Significant Infrastructure Project (NSIP) under section 14 of the PA 2008 and therefore requires a Development Consent Order (DCO) to authorise its construction and operation.
- 3.1.2 The two principal elements of the Proposed Development are: the Energy Park which would be located adjacent to an existing Energy Recovery Facility operated by Cory (referred to as Riverside Resource Recovery Facility (RRRF)) situated in Belvedere in the London Borough of Bexley (LBB); and the proposed underground Electrical Connection which would run from the REP site and terminate at the existing Littlebrook substation in Dartford.
- 3.1.3 The principal elements of the Proposed Development are described below. **Chapter 3** of the Environmental Statement (ES) (**Document Reference 6.1**) provides further details of the Proposed Development.

3.2 REP

- 3.2.1 REP would be constructed on land immediately adjacent to the Applicant's existing RRRF, within the London Borough of Bexley and would complement the operation of the existing facility. It would comprise an integrated range of technologies including: waste energy recovery, waste anaerobic digestion, solar panels and battery storage. The main elements of REP are as follows:
- a. **Energy Recovery Facility (ERF):** to provide thermal treatment of Commercial and Industrial (C&I) residual (non-recyclable) waste with the potential for treatment of (non-recyclable) Municipal Solid Waste (MSW);
 - b. **Anaerobic Digestion facility:** to process food and green waste. Outputs from the Anaerobic Digestion facility would be transferred off-site for use in the agricultural sector as fertiliser or as an alternative, where appropriate, used as a fuel in the ERF to generate electricity;
 - c. **Solar Photovoltaic Installation:** to generate electricity. Installed across a wide extent of the roof of the Main REP building;
 - d. **Battery Storage:** to store and supply additional power to the local distribution network at times of peak electrical demand. This facility would be integrated into the Main REP building; and

- e. **On Site Combined Heat and Power (CHP) Infrastructure:** to provide an opportunity for local district heating for nearby residential developments and businesses. REP would be CHP Enabled with necessary on site infrastructure included within the REP site.

3.3 Electrical Connection

- 3.3.1 REP would be connected to the existing electricity distribution network via a new 132 kilovolt (kV) distribution connection ('the Electrical Connection') provided by UKPN. It is proposed that the Electrical Connection would be routed underground via the existing road network. The Electrical Connection would run from a new 132 kV substation located at REP to the existing Littlebrook National Grid substation located to the south east of REP in Dartford. The connection at Littlebrook would be installed in an existing substation building with no external alteration required.
- 3.3.2 Due to the current level of design detail, alternative Electrical Connection route alignments have been identified and included within the Application. Only a single route is required and this will be confirmed in partnership with UKPN, after further detailed engineering investigation has been completed. The final route will take account of UKPN's statutory obligations under the Electricity Act (to develop an efficient, co-ordinated and economical system) as well as the responses received to the statutory consultation undertaken by the Applicant. It is expected that a single Electrical Connection route option will be decided upon during the pre-examination and examination process, and that will allow the Development Consent Order, if made, to be granted on the basis of a single route.
- 3.3.3 A full description of the Proposed Development is provided in **Chapter 3** of the ES (**Document Reference: 6.1**) and the land required for each element is identified on the Land Plans (**Document Reference 2.1**).

4 Description of the Order Land

4.1 Introduction

4.1.1 This section describes the land which is proposed to be subject to the compulsory acquisition powers that are sought in the DCO. The land is shown on the Land Plans (**Document Reference 2.1**) and the works for which the land is required are represented on the Works Plans (**Document Reference 2.2**). Short descriptions of each numbered plot shown on the Land Plans together with details of ownership are set out in the Book of Reference at Part 1 (**Document Reference 4.3**).

4.2 Location

4.2.1 The Proposed Development is located within the administrative areas of LBB and the Borough of Dartford. The REP site is located in Belvedere, in the LBB. The proposed Electrical Connection route runs southwards from the REP site towards the existing Littlebrook substation, in Dartford.

4.3 REP site and Main Temporary Construction Compound - Existing Land Use

4.3.1 The REP site is located in Belvedere, in the LBB, in an area bounded to the north by the River Thames and the adjacent Thames Path long distance trail. It is bounded to the east by a boundary fence onto a public footpath linking Norman Way with the Thames Path, and to the west by a boundary fence onto the adjacent undeveloped Crossness Nature Reserve, between the REP site and Thames Water's Crossness Sewage Treatment Works (STW) site, approximately 200 m away. Within this area a public footpath links the Crossness Local Nature Reserve (LNR) with the Thames Path. A number of ditches and small watercourses surround the REP Site.

4.3.2 The REP site includes the existing jetty extending out into the River Thames but excludes the existing RRRF main building itself. The majority of the REP site is used for private vehicle circulation areas, the jetty access ramp, staff and visitor parking, open container storage, contractor maintenance, an electrical substation and associated landscape/habitat areas.

4.3.3 The REP site is accessed by river via the existing jetty and by pedestrians and vehicles from Norman Road, a single carriageway road linking to the dual carriageway A2016 Picardy Manor Way.

4.3.4 To the immediate north of the REP site is the River Thames. Further north, on the opposite bank of the river is an area characterised by manufacturing, including the Ford Motor Company works, and associated car and lorry parking. To the east of the REP site and Norman Road is a large strategic industrial area, accessed via a junction at the southern end of Norman Road. This includes two distribution centres and a document storage facility. East of

these are further warehouse, distribution and similar commercial developments.

- 4.3.5 West of the REP site is Crossness STW, which is approximately 1 km in width from east to west and approximately 200 m from the REP site boundary. This operational STW includes settlement and sludge tanks, as well as a sludge-powered generator where sludge is thermally treated and used to generate electricity. The Grade I listed Crossness Pumping Station, built by Sir Joseph Bazalgette, is located at the western end. Further to the west of the STW is the Thamesview Golf Centre, beyond which is the Thamesmead residential area.
- 4.3.6 To the south and west of the REP site and Norman Road is Crossness Nature Reserve, a 25.5 ha LNR which is part of the Erith Marshes Site of Metropolitan Importance for Nature Conservation (SMINC), containing a number of ditches, watercourses and ponds. The site is owned and managed by Thames Water. To the east of the Crossness LNR, adjacent to Norman Road is a site owned by the Applicant, with planning permission for a data centre (Local Planning Authority reference: 15/02926/OUTM). Power for the data centre is expected to be provided via a connection along Norman Road from the RRRF and REP site. South of the data centre site is the area identified as the Main Temporary Construction Compounds.
- 4.3.7 South of Norman Road is the A2016, formed by the dual carriageway Picardy Manor Way at its junction with Norman Road (North), and by the dual carriageway Eastern Way, south of Crossness LNR. South of Picardy Manor Way is a recent development of The Morgan pub and a Travelodge hotel building, along with five residential blocks. South of this is a residential area centred on North Road and Norman Road (South). Further south is the main area of Belvedere comprising residential dwellings, Belvedere railway station and retail outlets. South of Eastern Way are areas of undeveloped marshland, containing a number of ponds and watercourses, interspersed with commercial storage and distribution and education development, and bounded to the south and southwest by Yarnton Way, a dual carriageway.
- 4.3.8 The proposed Main Temporary Construction Compounds would be located in an area of previously developed land (a former National Grid substation site) adjacent to the west side of Norman Road, immediately north of its junction with A2016 Picardy Manor Way. The northern extent of this area most recently received planning permission for the erection of three industrial units for mixed-use within Class B1 (business), Class B2 (general industrial) and B8 (storage/distribution), with associated ancillary works (Local Planning Authority reference: 13/00918/FULM). Part of the southern portion comprises an existing joinery business.

4.4 Electrical Connection – Existing Land use

- 4.4.1 The proposed Electrical Connection route runs southwards from the REP site towards the existing Littlebrook substation, in Dartford.

- 4.4.2 Due to the current level of design detail, alternative route options for the Electrical Connection have been included in the Application. These routes have been identified through studies undertaken by UK Power Networks (UKPN), the local distribution network operator. Only one overall route would be required to connect from the REP site to the Electrical Connection Point at Littlebrook Substation and this route will be confirmed following an ongoing programme of exploratory engineering investigation. It is anticipated that this work will conclude during the pre-examination or examination process and will allow the DCO to be refined and granted on the basis of a single route.
- 4.4.3 The Electrical Connection routes are generally located on the highway (highway, verges and railway/watercourse crossings on highway structures) and are predominantly through urban areas. Some route lengths run outside the highway and include the Crossness LNR, adjacent areas of the River Cray and Dartford Creek valleys and through The Bridge development.
- 4.4.4 In developed areas the site surroundings for the Electrical Connection are generally residential, but with significant industrial and commercial areas. However, it should be noted that development is not immediately adjacent to significant lengths of route 1, even where it passes through urban areas. The surroundings of the A206 (Bob Dunn Way) currently have less urban characteristics but although they are less built up the area, apart from the Darent Valley, is in the process of being developed as part of The Bridge development.

4.5 Public rights of way

- 4.5.1 In order to construct the Proposed Development, the Applicant will need to temporarily prohibit or restrict certain Public Rights of Way under Article 12 of the draft DCO, as listed in Table 4.1. These temporary prohibitions and restrictions, which are predominantly due to the installation of the Electrical Connection, have been assessed in the Environmental Statement (**Document Reference 6.1**):

Table 4.1 Public Rights of Way that the Applicant will need to Temporarily Prohibit or Restrict

Local Authority	Public Right of Way
London Borough of Bexley	FP1, FP2, FP3, FP29, FP243 and FP249. BY104 and BY105
Kent County Council	DB1, DB3, DB5, DB50 and DB56

5 Scope of Powers Sought

5.1 Introduction

- 5.1.1 This section sets out the powers being sought in the DCO (**Document Reference 3.1**) to enable the permanent acquisition of land, and of rights over and under land needed for the construction and operation of the Proposed Development, as well as the possession and use of land on a temporary basis to facilitate the construction of the Proposed Development.
- 5.1.2 If development consent is granted for the Proposed Development, the DCO will include powers which would affect land on both a permanent and temporary basis. These powers are necessary to enable the Applicant to construct the Proposed Development for its subsequent operation and maintenance. The powers would also enable the Applicant to protect the Authorised Development, to mitigate the impacts of the Authorised Development where necessary, and to ensure that access could be taken as necessary to facilitate the construction, operation and maintenance of the Proposed Development.
- 5.1.3 The exercise of these powers to acquire or use land would only be possible within the Order Limits, which are shown by a red line on the Land Plans (**Document Reference 2.1**).

5.2 Powers to acquire land compulsorily

- 5.2.1 The main powers authorising the acquisition of land, or of interests in and/or rights over land, are contained in article 21 (compulsory acquisition of land) and 23 (compulsory acquisition of rights) of the draft DCO. Other compulsory acquisition powers are sought in the DCO and these similarly relate to land and may interfere with property rights and interests. The scope of these powers is set out below.
- 5.2.2 **Article 21 – compulsory acquisition of land:** This article, which reflects the terms of the source of the compulsory acquisition powers in section 122 of the PA 2008, would provide the Applicant with the power to acquire so much of the Order Land as is required for the Proposed Development, or such land as is required because it facilitates or is incidental to that development.
- 5.2.3 **Article 24 – acquisition of subsoil only:** this article permits the Applicant to acquire only the subsoil under any land over which it has powers of compulsory acquisition under article 21 and article 23 (such acquisition to be for the same purposes for which the Applicant would be authorised to acquire the land or rights over land under those articles).
- 5.2.4 On the Land Plans (**Document Reference 2.1**), land which is proposed to be acquired compulsorily is shaded pink.

5.3 Powers to acquire rights over land

5.3.1 **Article 23 – compulsory acquisition of rights:** this article permits the Applicant to create and acquire new rights over land; and such rights would be exercisable on a permanent and/or long-term basis. This article would also give the Applicant the power to impose restrictive covenants on land. The rights and/or restrictive covenants could be acquired and/or imposed, as required by the Applicant for any purpose related to the purpose for which land was acquired under article 21. The article refers to Schedule 7 which lists the plots over which the Applicant may acquire the existing rights and restrictions over land and create and acquire the new rights and impose new restrictions specified in the table.

5.3.2 **Article 29 – rights over or under streets:** this article would permit the Applicant to use the subsoil and/or the airspace under or over any street, where required to facilitate the construction of the works authorised by the DCO. The power conferred by this article would not extend to a subway or an underground building, or to cellars or similar structures forming part of a building fronting the street but its exercise would nevertheless constitute an interference with property rights.

5.3.3 On the Land Plans (**Document Reference 2.1**), land over which new rights are proposed to be acquired, or restrictive covenants imposed compulsorily is shaded blue.

5.4 Powers to use and possess land temporarily

5.4.1 **Article 30 – temporary use of land for carrying out the authorised development:** this article enables the Applicant to take temporary possession of the land specified in Schedule 9 to the DCO, and any other land included within the Order Limits (i.e. land to which powers of compulsory acquisition, or powers to acquire rights, apply), provided that the Applicant has not already made a declaration to vest the land in itself or to enter the land following a notice of entry in advance of acquisition.

5.4.2 Whilst using and possessing land temporarily pursuant to article 30, the Applicant may:

- a. remove buildings and vegetation from the land;
- b. construct temporary works (including accesses) and buildings on the land; and
- c. construct any permanent works specified in column 3 of Schedule 9 to the DCO in relation to that plot, and carry out certain mitigation works.

5.4.3 The period for temporary possession would be subject to time limits under article 30(3). Unless the owner of the land agreed, the Applicant would not be permitted to remain in possession:

- a. as regards any land specified in Schedule 9 to the DCO, for more than a year after completing that part of the authorised works specified in relation to that land in Schedule 9; and
 - b. as regards any other land within the Order Limits, for more than a year after completing the work for which temporary possession was taken (unless before the end of that period the Applicant has made a general vesting declaration or served notice of entry).
- 5.4.4 The effect of article 30(4) is to ensure that before giving up possession of any land used temporarily, the Applicant would be obliged to remove all temporary works and to restore the land to the owner's reasonable satisfaction. This restoration obligation would not, however, require the replacement of a building or structure removed under this article, nor would it require the restoration of land on which permanent works had been constructed (where the land was possessed temporarily in the first instance), or the removal of any ground strengthening works or the removal of any measures installed over or around statutory undertakers' apparatus for the protection of that apparatus.
- 5.4.5 On the Land Plans (**Document Reference 2.1**), land which is proposed to be used and possessed temporarily is shaded yellow. The purpose for which such land is proposed to be possessed and used temporarily is set out in Schedule 9 to the DCO.
- 5.4.6 **Article 31 – temporary use of land for maintaining the authorised development:** this article would enable the Applicant to take temporary possession of any land within the Order Limits, which is reasonably required for the purpose of maintaining the development at any time during the maintenance period (i.e. a period of five years from the date of final commissioning of the Proposed Development).
- 5.4.7 Article 31(1) would permit the Applicant to construct temporary works and buildings on the land, in so far as it was reasonably necessary to do so for the purpose of carrying out maintenance works.
- 5.4.8 The power in article 31 would not enable the Applicant to take temporary possession of a house, or a garden belonging to a house, or any other occupied building (article 31(2)).
- 5.4.9 The Applicant would only be authorised to remain in possession of land under article 31 for so long as was reasonably necessary to carry out the maintenance of the part of the authorised works for which temporary possession of land was taken (article 31(4)).
- 5.4.10 Before surrendering possession of the land and returning it to its owner, the Applicant would be required to remove all temporary works on the land and to restore the land to the owner's reasonable satisfaction.

5.5 Power to suspend or extinguish rights

5.5.1 **Article 25 - private rights:** this article provides for the extinguishment of private rights over land in the following circumstances –

- a. where land is subject to compulsory acquisition (where the land and all interests in it are acquired);
- b. where land is subject to the compulsory acquisition of rights over, in or under it, or made subject to the imposition of restrictive covenants, to the extent that continuing the existing rights would be inconsistent with the right acquired or restrictive covenant imposed;
- c. where land belongs to the Applicant, but is subject to rights exercisable by third parties, and where the construction, operation or maintenance of the works authorised by the DCO would interfere with or breach those rights; and
- d. with regard to land over which the Applicant is authorised to take temporary possession under the DCO, article 25(4) provides that all private rights over that land would be suspended and unenforceable for as long as the Applicant was in possession of such land.

5.6 Other rights and powers

5.6.1 The DCO would also confer on the Applicant other rights and powers the exercise of which may result in interference with property rights and private interests in land. These additional powers are:

5.6.2 **Article 13 – stopping up of streets:** this article enables the Applicant to permanently stop up specified streets.

5.6.3 **Article 12 – temporary prohibition or restriction of use of streets and public rights of way:** this article permits the Applicant to temporarily stop up, alter, divert or restrict the use of streets for the purposes of the development, whilst ensuring that pedestrian access is maintained.

5.6.4 **Article 10 – street works:** this article would confer authority on the Applicant to interfere with and execute works in or under any streets for the purposes of the authorised development.

5.6.5 **Article 14 – access to works:** this article allows works accesses to public highways to be created. It gives the Applicant a general power to form means of access.

5.6.6 **Article 17 – discharge of water:** this article sets out the circumstances in which the Applicant is entitled to discharge water into a sewer, watercourse or drain, and its purpose is to establish statutory authority for doing so.

- 5.6.7 **Article 18 – authority to survey and investigate land:** this article gives the Applicant the power to enter certain land for the purpose of surveying and testing. It provides that the Applicant must give 14 days’ notice before exercising the powers of entry, and that compensation is payable for any loss or damage caused.
- 5.6.8 **Article 26 – statutory authority to override easements and other rights:** this article permits the Applicant to override easements and other rights such that land vested in the Applicant would be discharged from all rights, trusts and incidents to which it was previously subject at the point of vesting, together with the benefit of restrictive covenants and instances where land subject to third party rights is acquired by agreement rather than through compulsory acquisition.
- 5.6.9 **Article 20 – felling and lopping of trees:** this article would permit any tree or shrub that is near the Proposed Development to be felled or lopped, or have its roots cut back by the Applicant if it is considered to obstruct the construction, operation or maintenance of the Proposed Development or endanger anyone using it. Compensation is payable for any loss or damage caused.
- 5.6.10 **Article 19 – protective works to buildings:** this article provides a power to monitor certain buildings and structures (included within the Order Limits) for the effects of ground movement relating to settlement arising from the construction of the authorised works; and to carry out protective works where necessary to mitigate the effects of such settlement. This power applies throughout the Order Limits.
- 5.6.11 All the above-mentioned articles in the DCO, which would provide powers enabling the Applicant to acquire land permanently or to use land temporarily, are required to enable the construction, operation and maintenance of the Proposed Development.

6 Justification for Powers of Compulsory Acquisition

6.1 Introduction

6.1.1 This section sets out the conditions which must be met for compulsory acquisition powers to be granted under the Act and explains how the Proposed Development meets these conditions.

6.2 Powers of compulsory acquisition under the Planning Act 2008

6.2.1 Section 120 of the PA 2008 provides that an order granting development consent may make provision relating to, or to matters ancillary to, the development for which consent is granted. Schedule 5 to the PA 2008 contains a non-exhaustive list of the ancillary matters for which provision may be made. These include:

- a. the acquisition of land, compulsorily or by agreement;
- b. the creation, suspension or extinguishment of, or interference with, interests in or rights over land, compulsorily or by agreement;
- c. the abrogation or modification of agreements relating to land; and
- d. the payment of compensation.

6.2.2 Section 122 of the Act provides that an order granting development consent may include provision authorising the compulsory acquisition of land only if the Secretary of State, in respect of the Application, is satisfied that:

- a. the land is required for the development to which the DCO relates;
- b. the land is required to facilitate or is incidental to that development; or
- c. the land is replacement land for commons, open spaces, etc.

6.2.3 Further, it is also necessary for the Secretary of State to be satisfied, in relation to the Application, that there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the DCO. This is required by section 122(3) of the Act.

6.2.4 The draft DCO included in the Application includes powers to acquire land compulsorily and the following sections set out the case for these powers, in particular considering the provisions described above.

6.3 The matters to which the Secretary of State must have regard

6.3.1 Under Section 122 of the Act, a DCO which includes compulsory acquisition powers may be granted only if the conditions in Sections 122(2) and 122(3) of the PA 2008 are met. The conditions to be met are:

- a. at Section 122(2), that the land is required for the development to which the DCO relates or is required to facilitate or is incidental to the development; and
- b. at Section 122(3), there is a compelling case in the public interest for inclusion of powers of compulsory acquisition in the DCO. The Secretary of State must be persuaded that the public benefits from the compulsory acquisitions will outweigh the private loss suffered by those whose land is to be acquired.

6.3.2 In respect of the Section 122(2) condition the *'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land'* (September 2013) ('the 2013 Guidance') (at paragraph 11) states that applicants should be able to demonstrate to the satisfaction of the Secretary of State that the land in question is needed for the development for which consent is sought. The Guidance goes on to say that the Secretary of State will need to be satisfied that the land to be acquired is no more than is reasonably required for the purposes of the development.

6.3.3 In respect of the Section 122(3) condition, the 2013 Guidance (at paragraph 13) states that the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition will outweigh the private loss that would be suffered by those whose land is to be acquired. At paragraph 14, the Guidance states that in determining where the balance of public interest lies, the Secretary of State will weigh up the public benefits that a scheme will bring against any private loss to those affected by compulsory acquisition.

6.3.4 Further, paragraphs 8 to 10 of the 2013 Guidance also set out a number of general considerations that the Applicant must demonstrate to the satisfaction of the Secretary of State when justifying an order authorising compulsory acquisition. These are as follows:

- a. that all reasonable alternatives to compulsory acquisition (including modifications to the Proposed Development) have been explored);
- b. that the proposed interference with the rights of those with an interest in the land is for a legitimate purpose and is necessary and proportionate ;
- c. that the Applicant has a clear idea of how it intends to use the land which it is proposed to acquire;

- d. that there is a reasonable prospect of the requisite funds for the acquisition becoming available (see Funding Statement - **Document Reference 4.2**); and
- e. that the purposes for which compulsory acquisition of land powers are included in the DCO are legitimate and are sufficient to justify interfering with the human rights of those with an interest in the land affected.

6.3.5 The following sections set out the factors that the Applicant considers demonstrate that the conditions of Section 122 of the Act, and the considerations set out in the 2013 Guidance, are satisfied.

6.4 Requirement for the Order Land

6.4.1 The Applicant has a clear idea of how the land is intended to be used. This is explained in Section 7 of this Statement of Reasons which describes the purposes for which the Order Land is required in order to deliver the Proposed Development. Appendix 1 of this Statement of Reasons sets out the particular purposes for which each plot of land is proposed to be compulsorily acquired or used temporarily. The table in Appendix A demonstrates, as advocated by the 2013 Guidance (at paragraph 9), that the Applicant has "a clear idea of how [it intends] to use the land which [it proposes] to acquire." The Applicant has included within the Order limits no more land than is reasonably required for the purposes described in the table in Appendix A, such that its proposed use of land, for the purpose of delivering the Proposed Development, is proportionate and justifiable.

6.4.2 In making the Application, including seeking powers to acquire land compulsorily and use land temporarily, the Applicant has had regard to the relevant provisions of the European Convention on Human Rights (see Section 10 below).

6.4.3 Together with this Statement of Reasons, the Land Plans (**Document Reference 2.1**) and the Book of Reference (**Document Reference 4.3**) show how and why the land included in the draft DCO is required and how such land would be used. In the case of each plot of land, the powers sought by the Applicant are necessary to deliver the Proposed Development and are proportionate to the degree of interference with any private rights.

6.5 Compelling Case in the Public Interest

6.5.1 As the 2013 Guidance makes clear (at paragraph 12), in addition to establishing the purpose for which compulsory acquisition is sought, section 122 of the Planning Act 2008 requires the Secretary of State to be satisfied that there is a compelling case in the public interest for the land included in the DCO to be acquired compulsorily.

6.5.2 For this condition to be met, the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition of land and interests in land for the

Proposed Development will outweigh the private loss that would be suffered by those whose interests in land and/or rights over land are to be acquired.

- 6.5.3 DCO applications must be determined in accordance with the relevant NPS, which for the Proposed Development are the Overarching NPS for Energy (NPS EN-1) and NPS for Renewable Energy Infrastructure (NPS EN-3). The Secretary of State will use the policy of these NPS as determinative of the merits of the DCO application in the absence of compelling reasons to the contrary. The Proposed Development has been developed to meet, and exceeds, the relevant policy objectives of the NPS.
- 6.5.4 The documents forming the submitted Application, demonstrate that there is a compelling case in the public interest for the land required for the Proposed Development to be acquired compulsorily. Not least, the Planning Statement (**Document Reference 7.1**) (which draws upon the other submitted documents, including the Environmental Statement (**Document Reference 6.1**), sets out in detail how the Proposed Development:
- a. meets an urgent need for new energy infrastructure;
 - b. is a form of economic development that is suitable in its local context;
 - c. minimises or mitigates adverse landscape and amenity impacts to an acceptable degree;
 - d. minimises or mitigates adverse environmental impacts to an acceptable degree;
 - e. is compliant with NPSs EN-1, EN-3 and EN-5 and in accordance with the other decision making factors specified in Section 104 of the PA 2008.
- 6.5.5 The need for new, renewable/low carbon, electricity generation of the type provided by REP is acknowledged in both NPS EN-1 and NPS EN-3. In particular, the NPS make clear that the need is urgent and substantial and such energy generation should be brought forward as soon as possible to provide security of supply and meet the UK's commitments to decarbonise its energy sector.
- 6.5.6 REP responds directly to the outcomes sought through the National Policy Statements EN-1 and EN-3. It is a market led, industry funded project that will make a significant contribution to delivering the urgent and substantial need for new energy infrastructure, including CHP (combined heat and power) presenting a substantial opportunity to achieve a new district heating network.
- 6.5.7 Even with the substantial changes seen in the power sector over the past ten years, and consequent dramatic decrease in greenhouse gas emissions associated with our former reliance on coal, there remains an urgent and significant demand for new renewable/low carbon electricity supply.

- 6.5.8 This is driven both by the forecast increase in use of electricity and the risks associated with delivering supply to meet that demand. Alongside the drive for new energy generation, is the desire for energy to be renewable or low carbon in order to meet climate change targets. Through diverting waste away from landfill (the greatest source of carbon emissions for the waste sector) REP will efficiently recover renewable/low carbon energy.
- 6.5.9 The carbon benefits of a district heat network are widely recognised, especially when the source point is an efficient plant using a renewable/low carbon fuel. The policy imperative for combined heat and power is such that NPS EN-1 requires developers to '*consider the opportunities for CHP from the very earliest point and it should be adopted as a criterion when considering locations for a project*' (paragraph 4.6.7). The CHP Assessment (**Document Reference 5.4**) demonstrates that REP is well-located to high levels of demand, such that a district heating network is viable.
- 6.5.10 In addition to electricity supply, REP will be built so as to be ready to connect to a future district heating network, with viable connection potential to Thamesmead, a housing and regeneration development led by Peabody. Not only does CHP deliver greater carbon benefits, this district heat network connection would bring real societal benefit to local housing.
- 6.5.11 In 2015, London exported 11.4 million tonnes of waste, representing 60% of its total waste arisings. Over 5 million tonnes of London's waste was exported for disposal. The Mayor has aspirational targets for London to be 100% self-sufficient and for zero biodegradable or recyclable waste to landfill by 2026. The Proposed Development is a key element of the infrastructure needed to achieve this policy aspiration.
- 6.5.12 REP is demonstrated to be at the right level of the waste hierarchy, diverting waste away from landfill, and complementing re-use and recycling. Increased recycling is an important policy drive and the market responds positively to this, not least it is a cheaper waste management method than either energy recovery or disposal. Landfill capacity is fast running out; of the eight landfill sites commonly used to dispose of London's waste today, only two are likely to remain open beyond 2025. REP avoids non-recyclable wastes being disposed of to landfill; recovers renewable/low carbon energy; and recovers secondary materials including aggregates, glass, metal and digestate.
- 6.5.13 REP is promoted to take waste from within London, but it is not necessary to be limited to the capital's waste. By treating wastes from outside of London will help the Mayor meet waste self-sufficiency policy aspirations, redressing the balance of London's waste that will continue to leave the capital. London directly gains from the economic, environmental and social benefits of the Proposed Development.
- 6.5.14 These are important, national policy priorities, against which a nationally significant infrastructure project might be expected to comply. REP also makes important contributions across sustainability policies to meet local

climate change targets, and to deliver the Mayor's aspirations for London to be a zero carbon city. Not least this includes increased use of river freight, minimising the number of road based vehicle movements in the interests of reducing traffic levels and the creation of Healthy Streets.

6.5.15 The Environmental Statement (**Document Reference 6.1**, Table 16.1) presents a summary of the preliminary residual effects from the Proposed Development. Generally, across the topics, the conclusion is that impacts from REP would be 'Not Significant'. The forecast potential effects on townscape and visual impact would continue to be sought to be minimised through detailed design work in accordance with the Design Principles (**Document Reference 7.4**) including the choice of colours and materials in context to the surroundings and in line with Context Colour Palettes. The potential for adverse effects are limited, a positive outcome achieved through both good site selection and implementation of good design principles.

6.5.16 Through its careful design, the Proposed Development will provide material, local societal benefits through the optimised development. In addition to the environmental benefits, NPS EN-1 (amongst other policy documents) also recognises that '*access to energy is clearly beneficial to society and to our health as a whole*' (paragraph 4.13.1).

6.5.17 NPS-EN1 makes clear the reliance on the market to bring forward new facilities. REP is an industry funded, nationally significant infrastructure project, delivering on all relevant aspects of national and local policy. The need for the Proposed Development has been established in the Project and its Benefits Report (**Document Reference 7.2**) and is underpinned by policy of NPS EN-3 (particularly paragraph 2.5.2) which explicitly recognises that the recovery of energy from the combustion of waste is likely to play an increasingly important role meeting the UK's energy and renewable energy needs.

6.5.18 As such, the benefits in the public interest, which are anticipated to arise from the Proposed Development are of national significance and would, accordingly, be on a scale outweighing the individual private loss suffered by parties whose interests in land were interfered with in order to enable the delivery of the Proposed Development. The proposed acquisition of land is legitimate, necessary and proportionate.

6.6 Alternatives to Compulsory Acquisition

6.6.1 **Chapter 5** of the Environmental Statement (**Document Reference 6.1**) describes the reasonable alternatives that have been studied by the Applicant and explains the main reasons for selecting the chosen option. In particular, the Chapter describes the options that have been considered for the Electrical Connection which resulted in the route to Littlebrook Substation being selected.

6.6.2 The Applicant has sought to acquire by agreement land and rights in land for the purposes of the Proposed Development and will continue to do so. The Applicant has engaged in extensive consultation and negotiations with all persons with an interest in the relevant land in order to try to avoid the need for compulsory acquisition wherever possible. These negotiations are described in Section 8 and Appendix B of this Statement.

6.7 Availability of Funds for Compensation

6.7.1 The Funding Statement (**Document Reference 4.2**) confirms that the Applicant has the ability to procure the financial resources required for the Proposed Development, including the cost of acquiring any land and rights and the payment of compensation, as applicable.

6.7.2 The Applicant therefore considers that the Secretary of State can be satisfied that the requisite funds for payment of compensation will be available at the appropriate time.

7 Purpose for which the Compulsory Acquisition and Temporary Possession Powers are Sought

7.1 Overall purpose of seeking powers of compulsory acquisition and temporary possession

7.1.1 In broad terms, the purpose for which compulsory acquisition and temporary possession powers are sought is to enable the Applicant to construct, operate and maintain the Proposed Development. The need for REP is explained in the previous section and in the Project and Its Benefits Report (**Document Reference 7.2**). For that purpose, it is necessary for the DCO to include a range of compulsory acquisition-related powers.

7.1.2 Without the powers to acquire rights and interests in land compulsorily (required as explained on a plot by plot basis in Appendix 1 to this Statement of Reasons), there would be insufficient certainty about the Applicant's ability to deliver the Proposed Development within the necessary timescales. The Applicant therefore requires such powers to be included in the DCO, notwithstanding the Applicant's efforts (both historical and on-going) to acquire the necessary interests in land and rights over land by agreement (as explained by reference to landholdings in Appendix 2 to this Statement of Reasons).

7.2 Compulsory acquisition of freehold

7.2.1 The land over which full compulsory acquisition powers are sought in respect of the freehold is shown shaded pink on the Land Plans. Article 21 of the draft DCO is relied upon in this respect. This land comprises the REP Site and is required for the construction and subsequent operation and maintenance of REP comprising Works 1 to 6 (inclusive) as described in Schedule 1 to the draft DCO. The ownership of the land subject to article 21 is described in the Book of Reference (**Document Reference 4.3**).

7.2.2 The Applicant has a clear view of how it proposes to use the land that is subject to the power of acquisition. The Table in Appendix 1 describes, for each plot which is subject to article 21, the specific works authorised by the draft DCO which are proposed to be constructed on the land. These details reflect the extent of the areas shown on the Works Plans (**Document Reference 2.2**) within which each of the numbered Works authorised by the DCO must be constructed. These areas reflect the current stage of design for the Proposed Development and provide some flexibility as to the precise location of the individual elements.

7.3 Compulsory acquisition of rights only

7.3.1 The land over which the Applicant is seeking a power to acquire rights only is shown shaded blue on the Land Plans. Article 23 of the draft DCO is relied upon in this respect. This land comprises the majority of the plots which are

subject to a power of acquisition and is required for the purposes of the following works authorised by the DCO:

- a. **Work No. 9:** Works to construct and install an electrical connection including:
 - i. 132kV electrical underground cables and associated telemetry and electrical cabling;
 - ii. cable trenches, ducting and jointing pits;
 - iii. temporary construction compounds; and
 - iv. new or alteration to accesses; and
- b. **Work No. 10:** Works to connect the electrical connection (Work No. 9) to the Littlebrook substation and associated improvements.

7.3.2 The rights sought in respect of each plot which is subject to the power in article 23 are described in Schedule 7 to the draft DCO. In summary the rights consist of a right for and in connection with the relevant work, for the Applicant and all persons authorised on its behalf to enter, pass and re-pass, on foot, with or without vehicles, plant and machinery, for all purposes in connection with the laying, installation, use and maintenance of the relevant work, and a right of support for it.

7.3.3 The Electrical Connection consists of a new 132 kilovolt (kV) distribution connection which would be routed underground via the existing road network. The Electrical Connection would run from a new 132 kV substation located at REP to the existing Littlebrook National Grid substation located to the south east of REP in Dartford. The connection at Littlebrook would be installed in the existing substation building with no external alterations required.

7.3.4 Due to the current level of design detail, alternative Electrical Connection route alignments have been identified and included within the Application and all the plots comprised within the alternative alignments are subject to the power in article 23 of the DCO at this stage. These routes have been identified though the design and engineering work undertaken by UKPN following a detailed assessment of potential connections and route options. The consideration of these alternatives which led to the selection of the proposed alignment is explained in section 5.5 of the Environmental Statement (**Document Reference 6.1**).

7.3.5 Only a single route is required, however, and this will be confirmed in partnership with UKPN, after further detailed engineering investigation has been completed. The final route will take account of UKPN's statutory obligations under the Electricity Act (to develop an efficient, co-ordinated and economical system) as well as the responses received to the statutory consultation undertaken by the Applicant. It is expected that a single Electrical Connection route option will be decided upon during the pre-examination and

examination process, and that will allow the DCO, if made, to be granted on the basis that the relevant powers in respect of the acquisition and use of land will only apply in respect of the selected alignment.

- 7.3.6 The width of the Order Limits within which Works 9 and 10 must be constructed has predominantly been determined by the width of the highway within which the Electrical Connection would be installed. The Order Limits are wider in some places where the Applicant requires a degree of flexibility as to where certain sections of the Electrical Connection can be constructed within the Order Limits. This includes, in particular, where it may not be possible to install the Electrical Connection within the highway and to accommodate crossings (of watercourses, drains, railways or similar), for temporary construction compounds, and for access points. This flexibility is necessary to ensure that the Electrical Connection can be installed without impediment within the Order limits. The construction area allowed for a particular crossing depends on the likely construction method to be employed and has been determined based on technical information provided by UKPN. Further information on the method of construction of these works and the Electrical Connection in particular can be found in **Chapter 3** of the Environmental Statement (**Document Reference 6.1**).
- 7.3.7 A power for the Applicant to compulsorily acquire rights for the purposes of installing, using and maintaining the Electrical Connection is essential to provide certainty that REP can be connected to the electricity network and that the connection can be securely maintained. There are no reasonable alternatives to installing the Electrical Connection along the proposed route and powers sought and the extent of land affected is proportionate and is no more than reasonably necessary.

7.4 Power to impose restrictive covenants

- 7.4.1 The Applicant is also seeking a power to impose restrictive covenants over the plots which are subject to the power of compulsory acquisition of rights only in article 23 of the draft DCO. The nature of the restrictions are described in Schedule 7 to the draft DCO as a right to prevent any works on or uses of the land which may interfere with or damage the relevant works, or interfere with or obstruct access from and to the work, including the right to protect the work, the right to prevent or remove the whole of any building, or fixed or moveable structure, tree, shrub, plant or other thing, and the right to prevent or remove any works or uses which alter the surface level, ground cover or composition of the land. This power is necessary to enable the Applicant to impose restrictive covenants to secure protection for the Electrical Connection from potentially damaging land used taking place above.

7.5 Temporary possession

- 7.5.1 The land over which the Applicant is seeking a power to take temporary possession for the purposes of constructing the works authorised by the DCO is shown shaded yellow on the Land Plans. Article 30 of the draft DCO is

relied upon in this respect. This land is proposed to be used for the following works authorised by the DCO

- a. **Work No. 8:** Works to construct a temporary construction compound including:
 - i. hard standing;
 - ii. vehicle parking;
 - iii. accommodation block(s);
 - iv. new or alteration to accesses; and
 - v. construction fabrication areas.

7.5.2 The land subject to article 30 comprises the Main Temporary Construction Compound on the western side of Norman Road, to the south of the REP site. The Main Temporary Construction Compound would be used as a laydown area, including as a delivery reception and consolidation point for construction materials, for equipment, for assembly/fabrication and for associated welfare.

7.5.3 The alternative locations for construction compounds considered by the Applicant and the reasons for the selection of the proposed site are described in section 5.6 of the Environmental Statement (**Document Reference 6.1**).

7.5.4 The Applicant has been seeking to secure the temporary use of the land within the Main Temporary Construction Compound by private agreement with the relevant landowners (see Appendix 2). However, in the absence of an agreement, the Applicant requires certainty the sufficient land will be available on a temporary basis during the construction period.

7.5.5 As noted in section 5 of this Statement, the power of temporary possession in article 30 also provides a power for the Applicant to take possession of any other land included within the Order Limits (i.e. land to which powers of compulsory acquisition, or powers to acquire rights, apply), provided that the Applicant has not already made a declaration to vest the land in itself or to enter the land following a notice of entry in advance of acquisition. This provision will enable the Applicant, if necessary, to initially take temporary possession of the whole width of any section the corridor for the Electrical Connection for the purposes of constructing the works, and subsequently acquire permanent rights over a more limited width of the land within which the Electrical Connection has been installed.

7.6 Extinguishment of Private Rights

7.6.1 Article 25 of the DCO provides for the extinguishment of private rights over land within the Order Limits in specified circumstances. This power applies. The rights that exist within the Order Limits are identified in the Book of Reference. In addition, despite the Applicant's diligent inquiry there may be

unknown rights, restrictions, easements or servitudes affecting the Order Land which have the potential to interfere with the construction and operation of the Proposed Development.

7.6.2 The Applicant believes it is both necessary and appropriate for the DCO to include provisions allowing for extinguishment of rights to ensure the construction and operation of the Proposed Development can proceed without hindrance.

7.7 Plot-by-plot summary of the purpose for which the Order Land is required

7.7.1 The specific purposes for which the Applicant requires each parcel of land within the Order Limits is set out in Appendix 1 to this Statement of Reasons.

7.7.2 The first column of the table in Appendix 1 refers to the plot numbers used in the Land Plans (**Document Reference 2.1**) and Book of Reference (**Document Reference 4.3**) to identify plots of land within the Order Limits.

7.7.3 The second column in the table identifies and describes, in summary terms, the purpose for which each plot of land is proposed to be acquired or used.

7.7.4 The third column in the table states the relevant Work Number for the purpose of which the plot of land is required. The Work Number ('Work No') is the identification number (e.g. Work No.1; or Work No.5; or Work No.3) of a particular element of the proposed development which, if the DCO were made by the Secretary of State, would be authorised - such authorised development being described and numbered in Schedule 1 to the DCO (**Document Reference 3.1**).

7.7.5 The fourth column in the table cites the relevant article(s) in the draft DCO, being the source of the power(s) sought in respect of the plot of land.

7.7.6 The fifth column includes (where relevant) a reference to the Schedule in the draft Order in which the plot is listed as being required. The table in Appendix 1 should therefore be read in conjunction with the Land Plans and Book of Reference for an understanding of the plot numbers, and with the Works Plans (**Document Reference 2.2**) and Schedule 1 to the draft DCO (**Document Reference 3.1**) for an understanding of the Work Numbers.

8 Communication and Negotiations

8.1 Diligent inquiry/land referencing

8.1.1 In accordance with the requirements of the PA 2008, the Applicant undertook “diligent inquiry” through a land referencing process to identify parties within Categories 1, 2 and 3, as defined in sections 42 and 44 of the PA 2008. These include owners, lessees, tenants and occupiers of the land within the Order Limits. Category 2 includes parties that are interested in the land or have the power to sell, convey or release the land within the Order Limits.

8.2 Diligent inquiry methodology

8.2.1 The Applicant was required to identify individuals in one or more of the categories set out in sections 44 and 57 of the PA 2008. This included undertaking “diligent inquiry” to identify parties within Categories 1, 2 and 3, as defined in sections 44 and 57 of the PA 2008. Category 1 includes owners, lessees, tenants and occupiers of the land within the Order limits. Category 2 includes parties that are interested in the land or have the power to sell, convey or release the land within the Order limits. Category 3 includes parties who the Applicant thinks would or might, if the Order sought by the application were made and fully implemented, be entitled to make a relevant claim for compensation under section 10 of the Compulsory Purchase Act 1965 and/or Part 1 of the Land Compensation Act 1973 and/or section 152(3) of the Act.

8.2.2 The Land Referencing limits were set to include the following: all land and rights necessary to construct and operate the Energy Park, construct and operate the Electrical Connection and connect the power to the National Electricity Transmission System. A professional land referencing firm was employed to undertake diligent inquiry to identify these land interests. The following processes were undertaken as part of the methodology to identify and consult with those with an interest in affected land.

8.2.3 Land Registry data was received in the form of a digital shape file (a GIS layer) and digital copies of the Official Copy Registers and Title Plans, on the 16th of April 2018. All relevant freehold, leasehold, mortgagee, beneficiary, other charges and restrictive covenant information was extracted and stored in a land referencing database.

8.2.4 From this data, landownership parcels were created. The landownership parcels were drawn to reflect unique ownership information and geographical features and stored spatially on a GIS application.

8.2.5 Where land was not registered, additional parcels to complete these gaps were created based on land registry title boundaries, OS mapping, adopted highways boundaries and site data. As a result, all land within Land Referencing Limits was parcelled and given unique reference numbers.

- 8.2.6 An update to the land registry information was carried out on the 29th of August 2018 prior to the preparation of the Book of Reference (**Document Reference 4.3**) as part of the application documentation.
- 8.2.7 Adopted highways plans were acquired from the London Borough of Bexley, Dartford Borough Council and Kent County Council. Also requested was information regarding special category land (including open space, common land, fuel and field garden allotments); and any information relating to extant planning permissions. Information was received in a variety of formats and entered into the GIS system as appropriate. Where necessary, further enquiries were made to address any changes, anomalies, or gaps.
- 8.2.8 Statutory utilities that were believed to have a possible interest in the area were contacted to identify their interests. Information received was entered into the GIS as appropriate and where necessary further enquiries were made to address changes, anomalies or gaps.
- 8.2.9 Any existing information or stakeholder data gained by the Applicant as a result of property negotiation or Section 42 consultation was incorporated accordingly.
- 8.2.10 Consultation with landowners has been ongoing throughout the development of the proposals. The identification of potentially affected parties has been an ongoing process since April 2018 above and beyond the desktop searches explained above. This included checking all company addresses at Companies House to ensure the correct address was being used. The registered address was used unless advised differently by the affected party.
- 8.2.11 On the 30th of April 2018 formal Requests for Information (RFIs) questionnaires were issued to all affected parties within the Order limits. This included local councils and statutory undertakers potentially affected by the Proposed Development. Telephone numbers and email addresses were provided on the letter which accompanied the land referencing questionnaires, allowing parties to make contact if they sought further information on the proposals. Parties identified after this date, or whose initial questionnaire unsuccessfully delivered, were issued at the earliest possible opportunity.
- 8.2.12 This was followed by a further round of formal land referencing questionnaires for parties who had yet to respond on the 30th May 2018. Further formal land referencing questionnaires to parties identified later in the process were issued at least 14 days after the initial questionnaire. Parties identified on returned documentation were also issued with questionnaires.
- 8.2.13 Where there was unregistered land within the Order Limits, site notices were affixed on or adjacent to the land in order to notify any unregistered interested parties of the proposals. The initial site notices were affixed on the 17th May 2018, with checks completed on these notices and further notices erected on the 9th July 2018, after minor refinement of the Order Limits.

- 8.2.14 The combination of the above land referencing activities produced a list of interests for the initial round of statutory consultation under the 2008 Act, which commenced on the 18th May 2018. Parties were provided with a covering letter explaining the proposed scheme and the consultation period, a paper copy of the PIER NTS, a USB drive containing an electronic copy of the PEIR and its technical appendices and the SIP report and a plan showing the additional areas of land ('A' areas). They were given an opportunity to put forward comments and requests in relation to the proposals, with a response period of at least 28 days.
- 8.2.15 On the 29th of August 2018 a Land Registry refresh of titles was carried out to verify the current registered proprietors and identify any changes in ownership that had occurred since titles were first downloaded. Any parties newly identified through this process were sent formal request for information questionnaires in which they could confirm the extent of their interest and identify any other interests that had not yet been obtained through the land referencing process.
- 8.2.16 Further interested parties and future interested parties (through the sale of land the full 28 days to comment on the proposals under the section 42 consultation. Where parties were identified within 28 days of the 15th of November, they were written to explaining that, should the DCO application be accepted by PINS, then the Applicant will write to statutory consultees in early 2019 notifying them of acceptance under the provisions of section 56 of the 2008 Act and advising how to submit comments on the accepted DCO application. The letter explained that under these circumstances they would have an opportunity to comment on the accepted application at that point and to participate in the examination conducted on behalf of the Secretary of State.
- 8.2.17 Throughout this process, all information secured was recorded in the land referencing database and GIS applications.

8.3 Consultation with landowners

- 8.3.1 The current position in relation to the Applicant's engagement and negotiations with each land owner affected by the Proposed Development is explained in Appendix 2.
- 8.3.2 Detailed discussions are ongoing with landowners and occupiers in order to ensure that their concerns are taken into account and accommodated wherever possible. Negotiations are continuing with landowners and persons with interests in land affected by the Proposed Development.
- 8.3.3 In addition to the owners, lessees, tenants and occupiers mentioned in Appendix 2 to this Statement, other parties including mortgagees and those with known rights in relation to the Order Land, have not been included in Appendix 2. They are, however, identified in the Book of Reference

(**Document Reference 4.3**) submitted in support of the Application for the DCO and were included in the consultations on the Proposed Development.

8.4 Consultation with Statutory Undertakers

8.4.1 The Applicant and its advisors have been liaising with Statutory Undertakers through the process of issuing Request For Information forms (RFIs), chaser RFIs, follow up calls and S.42 Consultation. Through this process they have confirmed that they either do or do not have assets within the area affected by the Proposed Development. Those Undertakers who have confirmed that they have assets within the area have been issued with draft protective provisions, to protect their assets. Where Statutory Undertakers are also landowners, the Applicant has also contacted them to understand the impacts upon their land. A summary of these negotiations and correspondence can be found with Appendix 2.

9 Special Considerations

9.1 Special Category Land - Crown Land

9.1.1 There are no Crown interests included in or affected by the Order Land.

9.2 Special Category Land - Open Space

9.2.1 There is one plot of land within the Order Limits (12/02) that constitutes open space for the purposes of section 19 of the Acquisition of Land Act 1981. This plot is shown on the Land Plans (**Document Reference 2.1**) and comprises grassland, trees and shrubbery, south of Thames Road and south-west of Crayside Industrial Estate, Crayford.

9.2.2 The Applicant is seeking powers to acquire rights under this land for the purposes of installing and keeping the Electrical Connection beneath the surface of that land. The Applicant has expressly limited the scope of the power sought over plot 12/02 in article 23 and Schedule 7 to the draft DCO such that the land, when burdened with that right, will be no less advantageous to the persons in whom it is vested or who use it for the purpose of public recreation. Accordingly, the powers sought over the plot fall within section 132(3) of the PA 2008 and would not require the DCO, if made, to be subject to special parliamentary procedure.

9.3 Statutory Undertakers' Land

9.3.1 Section 127 of the PA 2008 applies to land acquired by statutory undertakers for the purposes of their undertaking, and places restrictions on the compulsory acquisition of such land, where a representation is made by a statutory undertaker in relation to a DCO application and is not withdrawn by the close of the examination of that application.

9.3.2 Section 127(2) of the PA 2008 provides that a DCO may include provisions authorising the compulsory acquisition of statutory undertakers' land only to the extent that the Secretary of State is satisfied of the matters set out in subsection 127(3), which are that the nature and situation of the statutory undertaker's land is such that:

- a. it can be purchased and not replaced without serious detriment to the carrying on of the undertaking; or
- b. if purchased, it can be replaced by other land belonging to, or available for acquisition by, the undertakers without serious detriment to the carrying on of the undertaking.

9.3.3 Section 127(5) of the PA 2008 provides that a DCO may include provisions authorising the compulsory acquisition of a right over statutory undertakers' land by the creation of a new right over land only to the extent that the

Secretary of State is satisfied of the matters set out in subsection 127(6), which are that the nature and situation of the land are such that:

- a. the right can be purchased without serious detriment to the carrying on of the undertaking, or
- b. any detriment to the carrying on of the undertaking, in consequence of the acquisition of the right, can be made good by the undertakers by the use of other land belonging to, or available for acquisition by, them.

9.3.4 The Applicant recognises that where section 127 applies to land or rights which are required to be acquired to enable the delivery of the Proposed Development, and the statutory undertaker which owns such land or right(s) makes a representation to the Secretary of State in relation to the draft DCO and does not withdraw that representation before the completion of the examination into the Application, the Applicant would be required to seek confirmation that the Secretary of State was satisfied of the matters set out in subsections 127(3) and 127(6).

9.3.5 Some statutory undertakers are also landowners. The Applicant has also contacted them to understand the impacts upon their land. These include Thames Water, UK Power Networks and National Grid. A summary of these negotiations and correspondence can be found within Appendix 2.

9.3.6 The Applicant anticipates that its negotiations with statutory undertakers will be documented in Statements of Common Ground, and will provide a basis for the inclusion in the draft DCO of appropriate protective provisions. As such, the Applicant expects to achieve an agreed and satisfactory position with each of the affected statutory undertakers prior to the close of the examination.

9.4 Other Consents

9.4.1 Other consents are or may be required in order for the Proposed Development to be constructed and subsequently operated. The Other Consents and Licences document (**Document Reference 5.5**) sets out the additional consents required and when they will be applied for. Some of these additional consents are identified below:

9.5 Connection Agreement

9.5.1 The Applicant intends to enter into a future Bilateral Connection Agreement and Construction Agreement with UK Power Networks following the completion of intrusive investigations works. These works will allow UKPN to confirm the exact extent, timings, and obligations in relation to REP's connection to the electricity distribution network. Further detail is provided in the Electricity Grid Connection Statement (**Document Reference 5.3**).

9.6 Environmental Permit

9.6.1 As required by the Environmental Permitting (England and Wales) Regulations 2016, the Applicant will submit an application for an Environmental Permit, required to operate REP, to the Environment Agency. The Applicant has been in discussions with the Environment Agency about an Environmental Permit and supplied the Environment Agency with information in relation to the same.

9.7 Permit to emit CO₂

9.7.1 The Greenhouse Gas Emissions Trading Scheme Regulations 2005 require any operator that carries out a 'regulated activity' to have a permit. Regulated activities include combustion that uses large amounts of energy or generate large amounts of CO₂, perfluorocarbons or nitrous oxide (NO₂) (under Annex I of Directive 2009/29/EC). However, in accordance with European Commission guidance titled '*Guidance on Interpretation of Annex I of the EU ETS Directive*' (18 March 2010), section 3.3.2, this states that '*Installations for the incineration of municipal waste or hazardous waste are excluded in Annex I to the EU ETS Directive*'.

9.7.2 The application for this permit will be progressed in parallel with the Environmental Permit application. The biogas engines associated with the anaerobic digestion plant have a net thermal capacity of less than 20MWth. Therefore, they are excluded from Annex I of Directive 2009/29/EC and will not require a greenhouse gas permit.

10 Human Rights

10.1.1 The Human Rights Act 1998 incorporated into UK law the European Convention on Human Rights (the "**Convention**"). The Convention includes provisions in the form of Articles, the aim of which is to protect the rights of the individual.

10.1.2 The following Articles of the Convention are relevant to the Secretary of State's decision as to whether the DCO should be made so as to include powers of compulsory acquisition:

- a. Article 1 of the First Protocol to the Convention: this protects the right of everyone to peaceful enjoyment of possessions and provides that no one can be deprived of their possessions except in the public interest and subject to the relevant national and international laws and principles.
- b. Article 6: this entitles those affected by the powers sought in the draft Order to a fair and public hearing of any relevant objections they may have to the granting of those powers. This includes property rights and can include opportunities to be heard in the decision making process.
- c. Article 8: this protects private and family life, home and correspondence. No public authority can interfere with these rights except such as in accordance with the law and is necessary in the interest of national security, public safety or the economic well-being of the country.

10.1.3 The Secretary of State, as the decision maker, is under a duty to consider whether the exercise of powers interacts with the rights protected by the Convention.

10.1.4 The draft DCO has the potential to infringe the rights of persons who hold interests in land within the Order Limits under Article 1 of the First Protocol. Such an infringement is authorised by law so long as:

- a. the statutory procedures for making the DCO are followed and there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the DCO; and
- b. the interference with the convention right is proportionate.

10.1.5 In preparing the Application, the Applicant has considered the potential infringement of the Convention rights in consequence of the inclusion of compulsory acquisition powers within the draft DCO. The Applicant considers that there would be a significant public benefit arising from the grant of the DCO. The benefit is only realised if the DCO is accompanied by the grant of powers of compulsory acquisition. The Applicant has concluded on balance that the significant public benefits outweigh the effects upon persons who own property within the Order Land.] For those affected by expropriation or

dispossession, compensation is payable in accordance with the statutory compensation code.

- 10.1.6 In relation to Article 6, there has been opportunity to make representations regarding the preparation of the Application. In accordance with Part 5 of the Act, the Applicant has consulted with persons set out in the categories contained in Section 44 of the PA 2008, which includes owners of land within the Order Limits and those who may be able to make claims either under Sections 7 and 10 of the Compulsory Purchase Act 1965 in respect of injurious affection or under Part 1 of the Land Compensation Act 1973. Also, the beneficiaries of rights overridden by the exercise of powers in the draft DCO would be capable of making claims under Section 10 of the Compulsory Purchase Act 1965.
- 10.1.7 Furthermore, representations can also be made in response to any notice given under Section 56 of the Act for consideration at examination of the Application by the examining authority and in any written representations procedure which the examining authority decides to uphold or at any compulsory purchase hearing held under Section 92 of the Act.
- 10.1.8 Should the DCO be made, any person aggrieved may challenge the DCO in the High Court if they consider that the grounds for doing so are made out pursuant to Section 118 of the PA 2008.
- 10.1.9 In relation to matters of compensation for land to be acquired, affected persons have the right to apply to the Upper Tribunal (Lands Chamber), which is an independent judicial body to determine the compensation payable.
- 10.1.10 For the above reasons, any infringement of the Convention rights of those whose interests are affected by the inclusion in the draft DCO of powers of compulsory acquisition, is proportionate and legitimate and is in accordance with national and European law. For the reasons set out in Sections 6 of this Statement, the Applicant considers that there is a compelling case in the public interest for the exercise of such powers of compulsory acquisition. The Applicant considers that it would, therefore, be appropriate and proportionate for the Secretary of State to make the DCO, including the grant of compulsory acquisition powers.

11 Further Information

11.1 Negotiation of Sale

11.1.1 Owners and occupiers of property affected by the draft DCO who wish to negotiate a sale or discuss matters of compensation should contact Richard Caten of Ardent Management Limited of 164-180 Union Street, London SE1 0LH or by telephone on 020 3693 2500.

11.2 Compensation

11.2.1 Provision is made by statute with regard to compensation for the compulsory acquisition of land and the depreciation value of properties. Helpful information is given in the series of booklets published by the Ministry of Housing, Communities and Local Government entitled "Compulsory Purchase and Compensation" listed below:-

- a. Booklet No. 1 - Procedure;
- b. Booklet No. 2 - Compensation to Business Owners and Occupiers;
- c. Booklet No. 3 - Compensation to Agricultural Owners and Occupiers;
- d. Booklet No.4 - Compensation for Residential Owners and Occupiers; and
- e. Booklet No.5 – Reducing the Adverse Effects of Public Development - Mitigation Works.

11.2.2 Copies of these booklets are obtainable, free of charge, from:

<https://www.gov.uk/government/collections/compulsory-purchase-system-guidance>

12 Conclusions

- 12.1.1 The Applicant submits, for the reasons explained in this Statement, that the inclusion of powers of compulsory acquisition in the draft DCO for the purposes of the Proposed Development meets the conditions of Section 122 of the Act as well as the considerations in the 2013 Guidance.
- 12.1.2 The acquisition of land and rights and the temporary use of land, together with the overriding of interests, rights and restrictive covenants and the suspension or extinguishment of private rights, is no more than is reasonably required to facilitate or is incidental to the Proposed Development. Furthermore, the land identified to be subject to compulsory acquisition is no more than is reasonably necessary for that purpose and is proportionate, as is shown in the draft DCO (**Document Reference 3.1**), the Works Plans (**Document Reference 2.2**) and other information both in this Statement and in other documents accompanying the Application.
- 12.1.3 The need for the Proposed Development is clearly set out in NPS EN-1 and NPS EN-3. These demonstrate that there is a compelling case in the public interest for the land to be acquired compulsorily.
- 12.1.4 All reasonable alternatives to compulsory acquisition have been explored. Whilst seeking compulsory acquisition powers, the Applicant will continue to seek to acquire the land, the temporary use of land, the rights and other interests by agreement, as well as secure the removal of matters affecting the Order Land that may impede the Proposed Development, wherever possible.
- 12.1.5 Given the national and local need for the Proposed Development and the support for it found in policy, as well as the suitability of the Order Land (for the reasons outlined above), compulsory acquisition of the land and rights and the temporary use of land, together with the overriding of interests, rights and restrictive covenants and the suspension or extinguishment of private rights is justified.
- 12.1.6 The proposed interference with the rights of those with an interest in the Order Land is for a legitimate purpose, namely the Proposed Development, and is necessary and proportionate to that purpose. The Applicant considers that the very substantial public benefits to be derived from the proposed compulsory acquisition would decisively outweigh the private loss that would be suffered by those whose land or interests are to be acquired, and therefore justifies interfering with that land or rights.
- 12.1.7 The Applicant has set out clear and specific proposals for how the Order Land will be used.
- 12.1.8 As set out in the Funding Statement the requisite funds are available to meet any costs of land acquisition and compensation payable as a result of the use of powers of compulsory acquisition.

Appendix A

Table A.1 Details of the purpose for which compulsory acquisition and temporary possession powers are sought

Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/01	Acquisition of rights over the land for works to construct and install supporting infrastructure	6	23	7
02/02	Acquisition of land for the construction and operation of the energy recovery facility, including emissions stacks, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a
02/03	Acquisition of rights over land for works to construct and install supporting infrastructure	6	23	7
02/04	Acquisition of land for the construction and operation of the energy recovery facility, including emissions stacks, anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a
02/05	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a
02/06	Acquisition of land for the construction and operation of the energy recovery facility, including, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/07	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a
02/08	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/09	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/10	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/11	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/12	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/13	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/14	Acquisition of rights over land for works to construct and install supporting infrastructure for the	6	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	project.			
02/15	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/16	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/17	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/18	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/19	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/20	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/21	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/22	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	21	n/a

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/23	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure, cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/24	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure, cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	21	n/a
02/25	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/26	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/27	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/28	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/29	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/30	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/31	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	23	7
02/32	Acquisition of rights over the land for works to construct and install supporting infrastructure for the	6	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	project.			
02/33	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7) and installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	23	7
02/34	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	23	7
02/35	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/36	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/37	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	21	n/a
02/38	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	23	7
02/39	Acquisition of rights over land for installation of the Electrical Connection (Works Nos. 9A-C).	9A-C	23	7
02/40	Acquisition of rights over land for installing the Electrical Connection (Work Nos. 9A-C).	9A-C	23	7
02/41	Acquisition of rights over land for installing the Electrical	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	Connection (9A-C).			
02/42	Acquisition of rights over land for installing the Electrical connection (9A-C).	9A-C	23	7
02/43	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.	7	23	7
02/44	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.	7	23	7
02/45	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7) and for installing the Electrical Connection (9A-C).	7, 9A-C	23	7
02/46	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (9A-C).	7, 9A-C	23	7
02/47	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.	7	23	7
02/48	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.	7	23	7
02/49	Acquisition of rights over land for works to construct and install pipes and cables from works number 6. Also use as a Temporary construction compound (Work No 8).	7, 8	23, 30	7
02/50	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and installing the	7, 9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	Electrical Connection.			
02/51	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7). Also use as a Temporary construction compound (8).	7, 8	23, 30	7
02/52	A Temporary construction compound	7, 8, 9A-C	30	n/a
02/53	Temporary construction compound	8	30	n/a
02/54	Acquisition of rights over land for an installing the Electrical Connection.	9A-C	23	7
02/55	Temporary construction compound.	8	30	n/a
02/57	Acquisition of rights over land for an installing the Electrical Connection.	9A-C	23	7
03/01	Acquisition of rights over land for Electrical Connection.	9A-C	23	7
03/02	Acquisition of rights over land for installing the Electrical connection (9A-C).	9A-C	23	7
03/03	Acquisition of rights over The Applicant proposes to use the land for an installing the Electrical connection (9A-C).	9A-C	23	7
03/04	Acquisition of rights over The Applicant proposes to use the land for an installing the Electrical connection (9A-C).	9A-C	23	7
03/05	Temporary construction compound.	8	30	7
03/06	Acquisition of rights over land for installing the Electrical connection and use as a Temporary construction	8, 9A-C	23, 30	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	compound (8).			
03/07	The Applicant proposes to use the land as a Temporary construction compound (8).	8		
03/09	Temporary construction compound.	8	30	n/a
03/10	Acquisition of rights over land for installing the Electrical connection and use as a Temporary construction compound.	8, 9A-C	23, 30	7
03/11	Acquisition of rights over land for installing the Electrical connection land for the Electrical connection.	9A-C	23	7
03/12	Acquisition of rights over land for the Electrical connection.	9A-C	23	7
03/13	Acquisition of rights over the land for the Electrical connection.	9A-C	23	7
04/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
04/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
04/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
04/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
05/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
05/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
05/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
05/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
06/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
06/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
06/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
06/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
06/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
06/06	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/02	Acquisition of rights over land for the Electrical.	9A-C	23	7
07/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/04	Acquisition of rights over land for the Electrical.	9A-C	23	7
07/05	Acquisition of rights over land for the Electrical.	9A-C	23	7
07/06	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/07	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/08	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/09	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/10	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
07/11	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
08/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
08/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
09/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
10/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
10/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
10/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
10/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
10/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
11/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
11/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
11/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
11/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
11/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/02	Acquisition of rights beneath the surface of the land for the installation of the Electrical Connection.	9A and 9B only	23	7
12/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
12/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/06	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/07	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/08	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/09	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/10	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/11	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/12	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/13	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/14	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/15	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/16	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/17	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/18	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
12/19	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
13/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/06	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/07	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/08	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/09	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/10	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/11	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/12	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/13	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/14	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/15	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/16	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/17	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
13/18	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
14/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/06	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/07	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/08	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
14/09	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
15/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
15/02	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
15/03	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
15/04	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
15/05	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
16/01	Acquisition of rights over land for the Electrical Connection.	9A-C	23	7
16/02	Acquisition of rights over land for the Electrical Connection and to connect the Electrical Connection to the Littlebrook substation and any associated improvements	9A-C, 10	23	7

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	required (10).			
16/03	Acquisition of rights to connect the Electrical Connection to the Littlebrook substation and any associated improvements required (10).	10	23	7
16/04	Acquisition of rights to connect the Electrical Connection to the Littlebrook substation and any associated improvements required (10).	10	23	7

Appendix B

NEGOTIATIONS WITH OWNERS OF INTERESTS IN LAND

B.1.1 This Schedule identifies landholdings affected by the Proposed Development, explains the relationships between owners, tenants/lessees and occupiers, and provides a summary of the Applicant's genuine attempts to enter into and progress negotiations to acquire land or interests in land required for the Proposed Development by agreement, wherever possible.

B.1.2 Table B.1 includes each landowner, and details of the landowner's affected plots, together with a general description of its land. Each section of the table then includes details of lessees, tenants or occupiers with interests in that land. The status of negotiations with each party is individually set out.

Table B.1

Landowner, lessee, tenant or occupier	Plots	Works Number
Riverside Resource Recovery Limited – Landowner, Lessee and Occupier	02/01, 02/02, 02/03, 02/07, 02/08, 02/09, 02/10, 02/11, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/20, 02/21, 02/23, 02/24, 02/25, 02/26, 02/27, 02/28, 02/29, 02/30, 02/31, 02/32, 02/34, 02/35, 02/36 ^s , 02/37 ^s , 02/43, 02/44, 02/47, 02/48, 02/49, 02/51, 02/56, 03/10	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6, 7, 9A-C
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). As well as creating an Electrical connection (9A-C).</p>		
Status of negotiations		
-		
Landowner, lessee, tenant or	Plots	Works

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occupier		Number
Western Riverside Waste Authority (WRWA) – Lessee and Occupier	02/01, 02/02, 02/03, 02/09, 02/10, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/25, 02/29, 02/30, 02/31, 02/32	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).</p>		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – Initial RFI issued to WRWA.</p> <p>21.05.18 – Ardent following up on RFI called and were informed RFI had not been received. RFI and documents were then forwarded via email to shirley@wrwa.gov.uk.</p> <p>30.05.18 – Chaser RFI issued.</p> <p>01.06.18 – RFI was returned by Mark Broxup, confirming their interests within the Proposed Development.</p> <p>12.06.18 – s42 documentation issued to WRWA.</p> <p>15.06.18 – Email correspondence from Mark Broxup for amendment to address for future consultation documents.</p> <p>17.07.18 – s42 Response from WRWA, noted that WRWA commented the Applicant should not be awarded compulsory powers over RRRL's land.</p> <p>01.08.18 – Introduction for the WRWA Technical officers to the Riverside Energy Project. Specifically introduction to the Anaerobic Digester.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Cory Environmental Limited	02/04, 02/20, 02/22	1A, 1A (iii), 1B, 1C, 1D,

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		1E, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).</p>		
Status of negotiations		
-		
Landowner, lessee, tenant or occupier	Plots	Works Number
BT Group plc – Occupier	02/01 ^r , 02/02 ^r , 02/03 ^r , 02/06 ^r , 02/09 ^r , 02/10 ^r , 02/15 ^r , 02/17 ^r , 02/21 ^r , 02/24 ^r , 02/25 ^r , 02/28 ^r , 02/30 ^r , 02/32 ^r , 02/33 ^r , 02/34 ^r , 02/36 ^r , 02/37 ^r , 02/38 ^r , 02/43 ^r , 02/45 ^r , 02/56 ^r , 03/03 ^r , 03/07 ^r , 03/09 ^r , 03/11 ^r , 03/13 ^r , 04/02 ^r , 04/03 ^r , 04/04 ^r , 05/01 ^r , 05/02 ^r , 05/03 ^r , 05/04 ^r , 06/01 ^r , 06/04 ^r , 06/05 ^r , 06/06 ^r , 07/01 ^r , 07/02 ^r , 07/06 ^r , 07/08 ^r , 07/09 ^r , 07/10 ^r , 07/11 ^r , 08/01 ^r , 08/02 ^r , 09/01 ^r , 10/01 ^r , 10/02 ^r , 10/03 ^r , 10/05 ^r , 11/01 ^r , 11/02 ^r , 11/03 ^r , 11/05 ^r , 12/01 ^r , 12/02 ^r , 12/03 ^r , 12/04 ^r , 12/05 ^r , 12/06 ^r , 12/16 ^r , 12/17 ^r , 12/19 ^r , 13/01 ^r , 14/04 ^r , 14/09 ^r , 15/01 ^r , 15/02 ^r , 15/03 ^r , 15/05 ^r , 16/01 ^r , 16/02 ^r	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6, 7, 9A-C, 10
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to</p>		

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<p>construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). As well as an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).</p>		
<p>Status of negotiations</p>		
<p>30.04.18 – RFI Documents issued.</p> <p>30.05.18 – Chaser RFI Documents issued.</p> <p>13.06.18 – Series of phone calls and emails with the BT Property Department for apparatus plans within the Proposed Development.</p> <p>12.06.18 – s42 Documentation issued.</p> <p>Protective provisions for the protections of operators of communications code networks have been included in the draft DCO.</p>		
<p>Landowner, lessee, tenant or occupier</p>	<p>Plots</p>	<p>Works Number</p>
<p>S Wernick & Sons (Holdings) – Landowner and Occupier</p>	<p>02/05</p>	<p>1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6</p>
<p>Use for Proposed Development</p>		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).</p>		
<p>Status of negotiations</p>		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of</p>		

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correspondence that we have had to date can be seen below.

20.02.18 – The Applicant emailed Mr Wernick. Notifying Mr Wernick that the Applicant had visited the Former Transport Yard at Sandpit road. Confirming the Applicant will place an offer for the freehold purchase of the site by the 15th March 2018. Asked if the Applicant would be permitted access to conduct surveys.

22.02.18 – Mr Wernick confirmed the Belvedere depot would be vacated by Friday March 2nd whilst work is undertaken on the site. Confirming the Applicant can access the site at this time.

20.03.18 – Glenny response to offer submitted on the 16th of March for the Transport Yard, Sandpit Road. Asking for a final offer based on a series of terms.

27.03.18 – Revised bid submitted to Glenny for the Former Transport Yard, Sandpit Road for a potential land swap with Mr Wernick.

18.05.18 – Issue of RFI cover letter to Mr Wernick explaining the Proposed Development.

21.06.18 – Peter Bretts Associates (PBA) received s42 response and notification from Mr Wernick of his intention to seek legal and valuation advice before responding to his consultation invitation.

21.06.18 – Correspondence with Mr Wernick in regards to the fees undertaking.

21.06.18 – Response to issued s42 Documentation.

02.07.18 – Response to Mr Wernick’s email received on the 21st of June 2018. Confirming the Applicant’s on-going investigation into an alternative site for a land swap.

08.08.18 – Mark Warnett notified the Applicant via an email that he has been engaged to act on behalf of S Wernick & Sons (Holdings) Ltd.

14.08.18 – The Applicant met with Mr Wernick on site. Discussing the project and site requirements, in the context of any potential future relocation.

04.09.18 – Ardent response on behalf of the Applicant in regards to the fees undertaking and asking for confirmation of Carter Jonas’s scope of work to enable the Applicant to issue a fees undertaking.

10.10.18 – Ardent and the Applicant held a meeting with Mr Wernick and Mark Warnett.

Landowner, lessee, tenant or occupier	Plots	Works Number
SAS Depot Limited – Landowner, currently occupied by the Applicant via a lease	02/06	1A, 1C, 1D, 1E, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work</p>		

No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).
The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).

Status of negotiations

Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.

23.12.14 – Lease hold agreement between SAS Depot Limited and Riverside Resource Recovery Limited until 31st December 2019.

04.07.17 – Meeting held between the Applicant and SAS Depot limited discussing the fundamental issues for the Freehold sale of the Norman Road site by SAS Depot Limited.

11.08.17 – Offer submitted to John Parsons for the freehold land interest of SAS Depot Limited’s Norman Road Site.

20.08.17 – Letter in response to initial offer submitted by the Applicant rejecting the offer due to the loss in annual income not being addressed.

22.09.17 – Response to John Parsons response letter of the 21st August 2017 to the offer for the Norman Road Site

02.10.17 – John Parsons response to second offer, noting that as the ‘Service Fee’, and the loss of annual income were not addressed the offer is rejected.

07.11.17 – Email from John Parsons, detailing the local land agents and solicitors for SAS Depot Limited

11.12.17 – Meeting held with John Parsons covering the mechanisms by which a potential lease purchase could be achieved.

15.12.17 – Email to SAS Depot Limited following the 11th December 2017 meeting. Confirming the Applicant would require the ability to call on an option to purchase the freehold land outright within any agreement.

17.12.17 – Response to email from the Applicant issued 15th December 2017. Aggrieved at the potential of the Compulsory purchase of the site.

19.01.18 – Response since reverting to the email of 17.12.18. Clarifying the Applicant’s position, noting the increased cost within the proposed lease does not provide the Applicant with security. Confirmed the Applicant’s board have since agreed a lease is no longer viable due to the financial implications on the project if planning permission is granted.

19.01.18 – 3rd offer submitted by the Applicant for the acquisition of the Norman Road site. Including a service fee per annum for a period of ten years. Offer is to either acquire the asset or the shares in the asset.

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<p>23.01.18 – Rejection of the 3rd offer by SAS Depot Limited. Stating it requires a commensurate with the anticipated rental value for a period of 10 to 15 years plus the freehold value of the land.</p> <p>12.02.18 – The Applicant responses to rejection of 3rd offer, thanking SAS Depot Limited for stating their position. Adding that the Applicant would very much like to come to a negotiated solution in relation to the property.</p> <p>16.05.18 – RFI Documentation issued to John Parsons for the Riverside Energy Park development.</p> <p>27.06.18 - s42 Documentation issued.</p> <p>10.07.18 – Acknowledgement of receipt of s42 Documentation adding a response will be issued by 30.07.18. Noting all future correspondence to be sent to Knights Solicitors.</p> <p>24.07.18 – Response to issued s42 Documentation.</p> <p>25.07.18 – Response from Knights Solicitors to PBA for the Notice of Proposed Application for a Development Consent Order. Detailing the ownership structure of SAS Depot Limited and the location of their interests within the Proposed Development area.</p> <p>26.07.18 – Confirmation from Mark Warnett (Carter Jonas) that he has been asked to respond on behalf of John Parsons. In response to letter issued to Mr Parsons on the 2nd of July 2018.</p> <p>01.08.18 – s42 Documentation re-issued in response to minor changes to the Indicative Application Boundary.</p> <p>16.08.18 – Ardent contacting SAS Depot Limited following their instruction to support the promotion of the DCO for the Riverside Energy Park. Asking to meet with SAS Depot Limited to discuss the site at Norman Road and the Proposed Development.</p> <p>24.08.18 – Email to Mark Warnett on clarification of client’s stance.</p> <p>03.09.18 – Response on position of SAS Depot Limited by Mark Warnett. Noting SAS would not be selling were it not for the anticipated DCO application.</p> <p>08.11.18 - Ardent and the Applicant held a meeting with Mr Parsons, his agent Mark Warnett and his solicitor.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
London Power Networks plc – Occupier	02/03, 02/08, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/25	1C, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and</p>		

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<p>Steam turbine building (2). Along with works to construct combined heat and power equipment (3). The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4), with works to construct and install supporting buildings and facilities (5), works to construct and install supporting infrastructure (6).</p>		
<p>Status of negotiations</p>		
<p>09.05.18 – RFI Documentation issued. 30.05.18 – Chaser RFI Documentation issued. 12.06.18 – s42 Documentation issued. Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
<p>London Borough of Bexley – Landowner, Lessee and Occupier</p>	<p>02/01^p, 02/02^p, 02/03^p, 02/04^p, 02/11^a, 02/12^a, 02/16^a, 02/17^a, 02/20^a, 02/21^a, 02/24^a, 02/26^a, 02/29^a, 02/30^a, 02/33^a, 02/36^a, 02/37^a, 02/38^a, 02/40^p, 02/42^p, 02/43^a, 02/45^a, 02/46^a, 02/50^a, 02/54^a, 02/55^a, 02/57^a, 03/01^p, 03/02^p, 03/03^a, 03/04^p, 03/10^a, 03/11^{as}, 04/01^a, 04/02^a, 04/03^a, 05/01^a, 05/02^a, 05/03^a, 05/04^a, 06/01^a, 06/02, 06/04^a, 06/05^a, 06/06^a, 07/01^a, 07/02^a, 07/03^p, 07/04, 07/05, 07/06^a, 07/08^a, 07/09^a, 07/10^a, 07/11^a, 08/01^a, 08/02^a, 09/01^a, 10/01^a, 10/02^a, 10/03^a, 10/05^a, 11/01^a, 11/02, 11/03^s, 11/04^a, 11/05, 12/01^a, 12/02, 12/02^s, 12/04^a, 12/05, 12/06^a, 12/08, 12/10^a, 12/12^a, 12/15^{as}, 12/17, 12/18^a</p>	<p>1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6, 7 9A- C</p>
<p>Use for Proposed Development</p>		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E). The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3). The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure</p>		

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<p>(6), Works to construct and install from Work No. 6 pipes and cables (7). As well as creating an Electrical connection (9A-C).</p>		
<p>Status of negotiations</p>		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p>		
<p>07.05.18 – Response to the RFI confirming their interests within the Proposed Development.</p>		
<p>27.04.18 – Confirmation of the London Borough of Bexley’s (LBB) attendance to the Exhibition and public consultation event for the Proposed Development.</p>		
<p>01.05.18 – Invitation to Bexley for a showing of the exhibition prior to the public on the day of the exhibition at the Belvedere Community Centre.</p>		
<p>17.05.18 – London Borough of Bexley asking for a pre-application meeting and clarity on the pre-application process.</p>		
<p>06.06.18 – Site visit of the Riverside Resource Recovery Facility with Claire Harris from LBB.</p>		
<p>18.06.18 – Email confirmation to LBB that the s42 documentation has been issued.</p>		
<p>11.06.18 – Exchange of emails with Suzanne Jackson, regarding chaser letter and RFI in response to changes in the Proposed Developments. Suzanne confirmed she would investigate the land further.</p>		
<p>02.08.18 – Email issued to LBB regarding changes to the Indicative Area boundary.</p>		
<p>26.07.18 – s42 response from LBB, including comments on a range of potential issues.</p>		
<p>28.08.18 – Meeting held with LBB, to discuss issues raised in the s42 response</p>		
<p>25.07.18 – Response to RFI containing plans for Thames Road Depot and West Street Plan.</p>		
<p>30.08.18 – Response to LBB to comments on the s42. Regarding the impacts to aquatic biodiversity and the requirements for fish surveys.</p>		
<p>21.09.18 – Phone call with Suzanne Jackson regarding land access for Phase 1 Habitat Survey.</p>		
<p>24.09.18 – Follow up email and response from LBB confirming permission to access land for Phase 1 Surveys.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
UK Power Networks (Operations) Limited – Occupier	02/04 ^r , 02/07 ^r , 02/08 ^r , 02/10 ^r , 02/11 ^r , 02/15 ^r , 02/16 ^r , 02/17 ^r , 02/20 ^r , 02/21 ^r , 02/22 ^r , 02/23 ^r , 02/24 ^r , 02/25 ^r , 02/26 ^r , 02/33 ^r , 02/34 ^r , 02/35 ^r , 02/36 ^r , 02/39 ^r , 02/40 ^r , 02/41 ^r , 02/42 ^r , 02/44 ^r , 02/45 ^r , 02/46 ^r , 02/47 ^r , 02/49 ^r , 02/52 ^r , 02/53 ^r , 02/56 ^r , 03/02 ^r , 03/05 ^r , 03/06 ^r , 03/07 ^r , 03/10 ^r , 03/11 ^r , 03/12 ^r , 03/13 ^r , 04/01 ^r , 04/02 ^r , 04/03 ^r , 05/01 ^r , 05/03 ^r , 06/01 ^r , 06/02 ^r , 06/04 ^r , 07/02 ^r , 07/03 ^r , 07/06 ^r , 07/08 ^r , 07/10 ^r , 09/01 ^r , 11/02 ^r , 11/03 ^r ,	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6, 7, 8, 9A-C

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	12/01 ^r , 12/03 ^r , 12/04 ^r , 12/05 ^r , 12/06 ^r , 12/10 ^r , 12/11 ^r , 12/12 ^r , 12/13 ^r , 12/16 ^r , 12/17 ^r , 12/19 ^r , 13/01 ^r , 14/01 ^r , 15/02 ^r , 16/01 ^r	
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). The Applicant proposes to use a Temporary construction compound (8) for the construction of the proposed development. As well as creating an Electrical connection (9A-C).</p>		
Status of negotiations		
<p>18.10.17 – Meeting held between the Applicant and UKPN, outlining the route, project and submission dates. Discussed in particular the potential route options for linking the Proposed Development to the grid.</p> <p>30.04.18 – Issued RFI and introductory letter to the project to UKPN.</p> <p>30.05.18 – Chaser letter and RFI issued to UKPN</p> <p>22.06.18 – RFI returned via email. Noted that there are too many plans to pass over and suggested a potential meeting.</p> <p>19.06.18 – s42 Consultation documentation issued to UKPN.</p> <p>Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Thames Water Utilities Limited – Landowner and Occupier	02/20 ^r , 02/23 ^r , 02/24 ^r , 02/26 ^r , 02/39, 02/40, 02/41, 02/42 02/46 ^r , 02/47 ^r , 02/48 ^r , 03/01, 03/02 ^r , 03/03 ^r , 03/11 ^r , 03/12 ^r , 03/13 ^r , 04/01 ^r , 04/02 ^r , 04/03 ^r , 04/04 ^r , 05/01 ^r , 05/02 ^r , 05/03 ^r , 05/04 ^r , 06/01 ^r , 06/02 ^r , 06/05 ^r , 06/06 ^r , 07/01 ^r , 07/02 ^r , 07/08 ^r , 07/10 ^r , 07/11 ^r , 08/01 ^r , 08/02 ^r , 09/01 ^r , 10/03 ^r , 10/04 ^r , 11/01 ^r , 11/02 ^r , 11/03 ^r , 11/04 ^r , 11/05 ^r , 12/01 ^r , 12/02 ^r ,	1C, 2, 3, 4, 5, 6, 7, 9A-C

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	12/03 ^r , 12/04 ^r , 12/05 ^r , 12/06 ^r , 12/10 ^r , 12/11 ^r ,12/12 ^r , 12/13 ^r , 12/16 ^r , 12/17 ^r , 12/18 ^r , 12/19 ^r , 13/01 ^r , 13/02, 13/04 ^s , 13/05 ^s , 13/08 ^s , 13/09 ^s , 13/11, 13/12, 12/13 ^s , 14/02 ^r , 14/03 ^r , 14/04 ^r , 14/05 ^r , 14/09 ^r , 15/02 ^r , 16/01 ^r , 16/02 ^r	
Use for Proposed Development		
<p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). As well as creating an Electrical connection (9A-C).</p>		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>15.05.18 – RFI Documentation issued for their landowner interests within the Proposed Development area.</p> <p>22.05.18 – Internal Email for Thames Water confirming they are chasing the information requested within the RFI.</p> <p>29.05.18 – Response from Savills on behalf of Thames Water confirming John Riding handles Thames Waters land ownership interests in the area.</p> <p>31.05.18 – Call from John Riding asking for further information on the RFI and the project.</p> <p>01.06.18 – RFI returned by John Riding.</p> <p>01.08.18 – s42 Documentation issued including additional areas added for Horizontal Directional Drilling.</p> <p>07.09.18 – Email received stating Thames Water would welcome a meeting.</p> <p>20.09.18 – Series of Correspondence, emails and calls throughout the week. Thames Water permitted access to the land for Phase 1 Habitat Surveys.</p> <p>Protective provisions for the protection of water undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Tilfen Land Limited – Landowner and Occupier	03/02, 03/04	9A-C
Use for Proposed Development		

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The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>23.07.18 – RFI issued to Tilfen Land Limited.</p> <p>01.08.18 – RFI response confirming Tilfen Land Limited’s land interests within the Proposed Development.</p> <p>30.07.18 – s42 Documentation issued.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Seamus Gannon – Landowner and Occupier	02/55, 03/05, 03/06, 03/09, 03/51, 03/52	8, 9A-C
Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development. As well as creating an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>13.12.17 – Summary of terms of lease of the 2.4 acre site at Norman Road, Belvedere. Emailed to the Applicant from James McFeely (Agent for Mr Gannon).</p> <p>29.01.18 – Draft Heads of Terms for lease</p> <p>13.04.18 – Agreement of Lease</p> <p>30.04.18 – RFI issued to Mr Gannon</p> <p>20.05.18 – Chaser RFI issued to Mr Gannon</p> <p>11.06.18 – RFI returned by Mr Gannon confirming his interests in the land within the Proposed Development area.</p> <p>13.06.18 – Email from Michael Bonehill (Solicitor, Edwards Duthie) with comments on the project and asking for clarification in regards to the Applicant’s intention for the land.</p> <p>18.06.18 – s42 documentation issued to Michael Bonehill (Solicitor for Mr Gannon).</p> <p>21.06.18 – s42 response from Michael Bonehill, with attached title plan for Mr Gannon’s land.</p> <p>20.10.18 – Email from Mr Gannons Solicitor, confirming Mr Gannon accepts the position but questioned the width required for the easement.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
National Grid Electricity Transmission plc – Landowner and Occupier	02/52 ^r , 03/07 ^r , 12/18 ^r , 12/19 ^r , 14/04 ^r , 16/03	8, 9A-C, 10

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Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development. As well as creating an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI and introductory Documentation issued.</p> <p>30.05.18 – Chaser RFI and Documentation issued.</p> <p>22.06.18 – s42 Documentation issued.</p> <p>26.07.18 – Response to s42 Documentation, expressing their interest to be part of the consultation process for the existing National Grid Electricity Transmission plc (NGET) infrastructure. Detailing the infrastructure in or in close proximity to the Proposed Development.</p> <p>05.09.18 – Comments from NGET on additional consultation. Showing apparatus located close to the areas highlighted within Supplementary Area Plans.</p> <p>Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Landsul Limited – Landowner and Occupier	03/07, 02/53	8
Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development.		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI Documentation issued.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>11.07.18 – Email received asking for further details on project and queries</p> <p>27.07.18 – Email in response to letter explaining consultation documentation was sent and answering further questions.</p> <p>20.09.18 – The Applicant held a meeting with Simon Catterall and Tim Moynihan. Outlined the purpose for the inclusion of the land. Representatives outlined the position of Landsul, adding the Landowner would be willing to negotiate if the land was removed from the Plans. However its inclusion is necessary to ensure the Proposed Development would be delivered if granted.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number

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Munster Joinery (U.K) - Occupier	02/53, 03/07	8
Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development.		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>Munster Joinery Occupy the land owned by Landsul Limited. Negotiations and representatives for Landsul are the same for those of Munster Joinery.</p> <p>15.05.18 – RFI Documentation issued.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>11.07.18 – Email received asking for further details on project and queries</p> <p>27.07.18 – Email in response to letter explaining consultation documentation was sent and answering further questions.</p> <p>20.09.18 – The Applicant held a meeting with Simon Catterall and Tim Moynihan. Outlined the purpose for the inclusion of the land. Representatives outlined the position of Landsul, adding the Landowner would be willing to negotiate if the land was removed from the Plans. However its inclusion is necessary to ensure the Proposed Development would be delivered if granted.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Peabody Land Limited – Landowner and Occupier	03/03	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI Documentation issued.</p> <p>18.05.18 – Phone call with property providing email for forwarding RFI Documentation.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>24.08.18 – s42 Documentation issued.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Aviva Life & Pensions UK – Landowner and Occupier	03/11 ^s , 03/12	9A-C
Use for Proposed Development		

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The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI Documentation issued.</p> <p>18.05.18 – Calls made chasing the RFI, message left with Richard Moore</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>24.08.18 – s42 Documentation issued</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Southern Gas Network plc – Occupier	03/03 ^r , 03/04 ^r , 03/11 ^r , 03/12 ^r , 03/13 ^r , 04/01 ^r , 04/02 ^r , 05/01 ^r , 05/02 ^r , 05/03 ^r , 05/04 ^r , 06/01 ^r , 06/05 ^r , 07/01 ^r , 07/02 ^r , 07/06 ^r , 07/09 ^r , 07/10 ^r , 07/11 ^r , 08/01 ^r , 08/02 ^r , 09/01 ^r , 10/01 ^r , 10/02 ^r , 11/01 ^r , 11/03 ^r , 11/04 ^r , 11/05 ^r , 12/01 ^r , 12/04 ^r , 12/05 ^r , 12/06 ^r , 12/10 ^r , 12/17 ^r , 13/01 ^r , 14/04 ^r , 16/02 ^r , 16/04 ^r	9A-C, 10
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>05.06.18 – Shapefile issued to Southern Gas Network plc (SGN) after series of correspondence to identify their interests within the Proposed Development. Returned plans from SGN detailing their infrastructure within the Proposed Development area.</p> <p>19.06.18 – Follow up series of correspondence with SGN confirming the Applicant has the correct title and do not need the RFI returned as the information has already been passed over.</p> <p>01.08.18 – s42 documentation issued.</p> <p>Protective provisions for the protection of gas undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Virgin Media Limited – Occupier	04/04 ^r , 05/01 ^r , 05/02 ^r , 05/03 ^r , 05/04 ^r , 06/01 ^r , 06/05 ^r , 06/06 ^r , 07/01 ^r , 07/02 ^r , 07/06 ^r , 07/10 ^r , 08/01 ^r , 08/02 ^r , 09/01 ^r , 10/01 ^r , 10/03 ^r , 10/05 ^r , 11/01 ^r , 11/02 ^r , 11/03 ^r , 11/04 ^r , 11/05 ^r , 12/01 ^r , 12/04 ^r , 12/06 ^r , 12/10 ^r , 12/16 ^r , 12/19 ^r , 13/01 ^r , 13/05 ^r , 13/07 ^r , 13/09 ^r , 13/18 ^r , 14/03 ^r , 15/04 ^r	9A-C

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Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>09.05.18 – RFI Documentation issued.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>12.06.18 – s42 Documentation issued.</p> <p>Protective provisions for the protection of operators of communications code networks undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Vodafone Limited – Occupier	05/01 ^r , 05/02 ^r , 05/03 ^r , 05/04 ^r , 06/01 ^r , 06/05 ^r , 06/06 ^r , 07/02 ^r , 07/08 ^r , 07/10 ^r , 09/01 ^r , 12/01 ^r , 12/02 ^r , 12/04 ^r , 12/16 ^r , 12/19 ^r , 13/01 ^r , 13/05 ^r , 13/07 ^r , 13/09 ^r , 14/03 ^r , 14/04 ^r , 15/02 ^r , 15/04 ^r	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C)		
Status of negotiations		
<p>09.05.18 – RFI Documentation issued.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>30.05.18 – Email from AtkinsGlobal on behalf of Vodafone requiring actions to attain Vodafone plans.</p> <p>07.06.18 – Vodafone’s plans for their interests within the Proposed Development area received.</p> <p>12.06.18 – s42 Documentation issued.</p> <p>Protective provisions for the protection of operators of communications code networks are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Network Rail Infrastructure Limited – Landowner and Occupier	06/03, 06/04, 07/03, 07/06, 07/07, 07/08, 10/04, 11/02, 11/04, 12/10, 12/11, 12/12, 12/13	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below</p> <p>31.05.18 – RFI Documentation issued.</p> <p>13.06.18 – Chaser RFI Documentation issued.</p>		

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<p>11.06.18 – Series of correspondence to obtain Merlin plans from Network Rail. 01.08.18 – s42 Documentation issued. 06.08.18 – Emailed received containing plans of Network Rails interests, ownership and infrastructure within the Proposed Development area. Protective provisions for the protection of railway interests are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
E.S. Pipelines Limited – Occupier	07/01 ^r , 07/11 ^r	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>09.05.18 – RFI Documentation issued. 15.05.18 – RFI Documentation returned including 4 plans of E.S. Pipelines interests within the Proposed Development area. 12.06.18 – s42 Documentation issued. Protective provisions for the protection of statutory undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Cadent Gas limited - Occupier	07/01 ^r	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Protective provisions for the protection of gas undertakings are included in the draft DCO.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
London & South Eastern Railway Limited – Occupier	06/03, 06/04	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below 15.08.18 – RFI Documentation issued. 15.08.18 – s42 Documentation issued.</p>		

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Landowner, lessee, tenant or occupier	Plots	Works Number
Govia Limited – Occupier	06/03, 06/04	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
15.08.18 – RFI Documentation issued. 15.08.18 – s42 Documentation issued. Protective provisions for the protection of statutory undertakings are included in the draft DCO.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Centurylink Communications UK Limited – Occupier	07/03 ^r , 07/06 ^r , 07/07 ^r , 07/08 ^r , 10/04 ^r , 11/02 ^r , 11/03 ^r , 11/04 ^r , 12/10 ^r , 12/12 ^r	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
09.05.18 – RFI Documentation issued. 16.05.18 – Email received confirming interests within the Proposed Development area, with accompanying plans of assets. 30.05.18 – Chaser RFI Documentation issued. 14.06.18 – Further email received containing plans for CenturyLink assets. 15.06.18 – s42 Documentation issued. Protective provisions for the protection of operators of communications code networks are included in the draft DCO.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Hanson Quarry Products Europe Limited – Landowner and Occupier	12/07, 12/09	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below. 29.06.18 – RFI Documentation issued. 16.07.18 – Chaser RFI Documentation issued. 19.07.18 – RFI returned confirming interests within the Proposed Development area.		

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<p>21.09.18 – Calls to Hanson Quarry for permission to access land to carry out Phase 1 Habitat surveys.</p> <p>24.09.18 – Email denying permission to access land without powers due to liabilities on an un-manned site.</p> <p>30.07.18 – s42 Documentation issued.</p> <p>22.10.18 – Email to Joel Morris asking if Hanson would want to hold a meeting with the Applicant to discuss the project.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Frank Smith, Frances Powell, Rose Lee and Queeney Powell – Landowner and Occupier	12/14, 12/15	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>17.09.18 – s42 Documentation issued.</p> <p>11.10.18 – Hand delivery of s42 Documentation.</p> <p>25.10.18 – Letter in response to s42 documentation, indicating the number of inhabitants on the site and asking for a site visit.</p> <p>07.11.18 – Letter issued asking for potential availability for a meeting to discuss the proposals.</p> <p>13.11.18 – Meeting held to introduce the scheme and the potential effects of the project on the land.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Serco Group plc – Occupier	12/16	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>29.06.18 – RFI Documentation issued.</p> <p>09.07.18 – RFI Documentation returned, confirming interests within the Proposed development area.</p> <p>21.09.18 – Phone calls requesting permission for land access for the purpose of Phase 1 Habitat Surveys.</p> <p>25.09.18 – Response from James Adderley providing name of site manager.</p>		

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26.09.18 – Phone call with Paul Barry confirming permission to access the site.		
30.07.18 – s42 Documentation issued.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Florence French and Gerald Copeland – Landowner and Occupier	12/18	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
23.07.18 – RFI Documentation issued.		
29.08.18 – Phone call with Jessica Bere confirming land interests within the Proposed Development area.		
23.09.18 – Series of phone calls with Gerald Copeland, requesting permission to access the site		
09.08.18 – s42 Documentation issued.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Kent County Council – Landowner and Occupier	12/19 ^a , 13/01 ^a , 13/02 ^a , 13/04 ^a , 13/05 ^a , 13/06 ^p , 13/07, 13/08 ^a , 13/09 ^{as} , 13/10, 13/12 ^a , 13/13 ^s , 13/15, 13/17, 13/18 ^a , 14/02 ^s , 14/04 ^a , 14/05 ^a , 14/08 ^a , 15/02 ^a , 15/04 ^a , 15/05 ^a , 16/01 ^a	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
30.04.18 – RFI Documentation issued.		
21.05.18 – RFI Documentation returned confirming interests within the Proposed Development area.		
18.06.18 – s42 Documentation issued to Kent County Council		
26.07.18 – Reminding Kent County Council on Statutory Consultation and asking for any queries regarding the issued documentation.		
30.07.18 – Response to initial issued s42 Documentation.		
01.08.18 – s42 Documentation re-issued after changes to their interests within the Proposed Development area.		
07.09.18 – Kent County Council confirming they have no comments on the		

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additional areas consultation.		
25.09.18 – Series of phone calls and follow up email with Emma Hunt for permission to access land for Phase 1 Habitat Surveys.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Environment Agency – Landowner and Occupier	13/03, 13/09	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI Documentation issued.</p> <p>24.05.18 – RFI Documentation returned and phone call with Ralph Smart confirming RFI was returned.</p> <p>18.06.18 – s42 Documentation issued to the Environment Agency.</p> <p>30.07.18 – s42 response to initial documentation issued.</p> <p>21.08.18 – s42 response to additional consultation regarding Floor Level Strategy Report, Flood Defence Condition Survey Specification and Drainage Design Strategy.</p> <p>21.09.18 – Email to Hilary Lockwood regarding land access for Phase 1 Habitat Survey.</p> <p>24.09.18 – Phone call with Hilary Lockwood and response email from Ralph Smart permitting access to the land.</p> <p>22.10.18 – Email sent asking if the Environment Agency would be interested in a meeting to discuss the proposals.</p> <p>02.11.18 – Response confirming Environment Agency would appreciate a meeting to discuss the proposal.</p> <p>07.11.18 – Email to the Environment Agency explaining the objectives of the proposed meeting.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Ingrebourne Valley Limited – Landowner and Occupier	13/06, 13/13, 13/14, 13/16, 14/01, 14/02, 14/05	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>29.06.18 – RFI Documentation issued.</p>		

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<p>12.07.18 – RFI Documentation returned confirming interests within the Proposed Development.</p> <p>01.08.18 – s42 Documentation Issued</p> <p>31.08.18 – s42 response, noting their objection to the Supplementary works area.</p> <p>25.09.18 – Series of emails and phone calls regarding site access for Phase 1 habitat surveys. Access denied, due to the objection of land being included within the Proposed Development area.</p> <p>10.10.18 – Email asking if Ingrebourne would want to hold a meeting with the Applicant to discuss the proposed development.</p> <p>31.10.18 – Landowner meeting held with the Applicant.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Mazhar Mohammad - Landowner	13/13 ^s , 13/14 ^s , 13/16	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Mr Mohammad was identified through landowner liaison and consultation has begun.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Brian Francis Thomsett – Landowner and Occupier	14/02 ^s , 14/03	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>29.06.18 – RFI Documentation issued.</p> <p>16.07.18 – Chaser RFI Documentation issued.</p> <p>20.07.18 – RFI Documentation returned, confirming interest within the Proposed Development area.</p> <p>01.08.18 – s42 Documentation issued.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Dartford Borough Council – Landowner and Occupier	14/06, 14/07, 14/09, 15/01, 15/03	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		

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Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18 – RFI Documentation issued.</p> <p>08.05.18 – RFI Documentation returned including plans indicating all Dartford Borough Council owned land.</p> <p>12.06.18 – s42 Documentation issued.</p> <p>14.06.18 – Confirmation of receipt of s42 Documentation. Asking for file sizes to be reduced for viewing.</p> <p>28.06.18 – Confirmation that the 5th of July would be a suitable date for a meeting.</p> <p>05.07.18 – The Applicant held a meeting to discuss route proposed by UKPN.</p> <p>July 2018 – Letter July 2018 from Dartford Borough Council in response to s42 Documentation.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Arriva UK Bus Limited – Occupier	14/09, 15/01, 15/03	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>03.08.18 – RFI Documentation issued.</p> <p>15.08.18 – s42 Documentation issued.</p> <p>21.09.18 – Letter in response to s42 Documentation. Noting the potential conflict with the bus routes. Asking for further engagement.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Eamonn Scanlon and Albert Dravin – Landowner and Occupier	16/02	9A-C, 10
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>31.10.18 – Identified through communication with RWE Generation UK as the new freehold owners.</p> <p>02.11.18 – Introductory phone call followed by an email, explaining the project and its effect on the 16/02. Explained that further consultation documents will</p>		

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come through by post.		
Landowner, lessee, tenant or occupier	Plots	Works Number
Modebest Builders Limited - Occupier	16/02	9A-C, 10
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>Directors of the Company, Eamonn Scanlon and Albert Dravin are the freehold owners with Modebest as Occupiers. Consultation is the same for both parties.</p> <p>31.10.18 – Identified through communication with RWE Generation UK as the new freehold owners.</p> <p>02.11.18 – Introductory phone call followed by an email, explaining the project and its effect on the 16/02. Explained that further consultation documents will come through by post.</p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
South Eastern Power Network plc – Lessee and Occupier	16/04	10
Use for Proposed Development		
The Applicant proposes to use the land for works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>12.06.18 – s42 Documentation issued.</p> <p>Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		