

Riverside Energy Park

Consultation Report Appendices

APPENDIX:

G

PLANNING INSPECTORATE REFERENCE NUMBER:

EN010093

DOCUMENT REFERENCE:

SECTION 42 STATUTORY CONSULTATION

November 2018 | Revision 0 | APFP Regulation 5(2)(g)

Planning Act 2008 | Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009

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- G.6 RFI Letter and Form

**Appendix G.1 Section 42 Consultation Covering
Letter**

Our ref: EN010093

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ
T: +44 (0)203 824 6600
E: london@peterbrett.com

[Date]

[Address]

Attn: [Name]

Dear [Name]

**Riverside Energy Park, Belvedere, South East London
Statutory consultation on a proposed application for development consent
Section 42 Planning Act 2008 (and regulation 13 of the Infrastructure Planning
(Environmental Impact Assessment) Regulations 2017)**

Peter Brett Associates ('PBA') acts for Cory Environmental Holdings Limited (trading as Cory Riverside Energy) ('the Applicant') who intend to submit an application under the Planning Act 2008 ('the 2008 Act') for development consent for an integrated energy park, known as Riverside Energy Park, at Norman Road in Belvedere in the London Borough of Bexley and an Electrical Connection to the Littlebrook substation located in the Borough of Dartford ('the Proposed Development'). The Proposed Development would comprise:

- the Riverside Energy Park, located to the north of Belvedere off Norman Road;
- the Electrical Connection, running underground between the Riverside Energy Park site and the Electrical Connection Point at Littlebrook substation into an existing National Grid building near Dartford;
- the Main Temporary Construction Compounds located to the south of the Riverside Energy Park site and west of Norman Road; and
- Other Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route.

The primary components of the Riverside Energy Park, with a nominal rated electrical output of up to 96 MWe, comprise:

- an Energy Recovery Facility ('ERF');
- an Anaerobic Digestion facility;
- a Solar Photovoltaic Installation;
- Battery Storage; and
- Enabling infrastructure for Combined Heat and Power to the site boundary to provide for potential future local district heating pipe connection.

The Proposed Application will also seek authorisation for the compulsory acquisition of interest in and rights over land, the temporary use of land and the overriding of easements and other rights.

The Applicant is undertaking a statutory consultation on the Proposed Application in accordance with the requirements of the 2008 Act. The consultation runs from 18th June to 30th July 2018 (inclusive).

Development Consent Order application

Because the generating capacity of the Energy Park will be more than 50 MW it falls within the definition of a nationally significant infrastructure project ('NSIP') in section 15 of the 2008 Act. This means that, to obtain consent for the Proposed Development, the Applicant must make an application to the Secretary of State for a Development Consent Order ('DCO'). If made, the DCO will authorise the construction, operation and maintenance of the Proposed Development and would contain the powers that are necessary for the project, including powers to compulsorily acquire and use land.

The Planning Inspectorate ('PINS') handles the acceptance and examination of DCO applications on behalf of the Secretary of State. If the application is accepted for examination, PINS will appoint an examining authority comprising one or more planning inspectors to carry out an examination, up to six months in length, of the proposals on behalf of the Secretary of State. The examining authority will then make a recommendation to the Secretary of State as to whether or not the application should be granted development consent. The final decision on the application is then made by the Secretary of State.

The Applicant anticipates submitting the DCO application for the Proposed Development in late 2018. The application would then be examined over the course of 2019, with a decision from the Secretary of State likely to be issued in 2020.

Further details about the application and examination process and how to participate are provided on the Planning Inspectorate's National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/>

Consultation

Before the Proposed Application can be submitted, the Applicant must consult with a variety of persons in accordance with the requirements of the 2008 Act and related regulations.

You have been identified as a statutory consultee for the purposes of section 42 of the 2008 Act and regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. Information on how you can provide your comments is provided below in this letter.

Preliminary Environmental Information

Due to the location, scale and nature of the Proposed Development the Energy Park is classified as 'EIA Development' under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant is therefore undertaking an environmental impact assessment (EIA) to identify the likely significant effects of the Proposed Development on the environment.

As part of the statutory consultation the Applicant has prepared a Preliminary Environment Information Report (PEIR) which presents the environmental information gathered to date and provides the results of a preliminary assessment of the likely significant environmental effects of the construction, operation and decommissioning of the Proposed Development. The PEIR also includes a preliminary assessment of the residual effects of the Proposed Development once proposed mitigation measures have been taken into account, based on the preliminary information available.

The PEIR, its technical appendices and a non-technical summary (NTS) of its findings can be viewed on the project website www.riversideenergypark.com during [the consultation period](#). A paper copy of the PEIR NTS and a USB drive containing an electronic copy of the PEIR and its technical appendices is enclosed with this letter.

In accordance with regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, also enclosed with this letter is a paper copy of the notice which the Applicant will be publishing under section 48 of the 2008 Act to publicise the Proposed Application.

The notice contains a description of the Proposed Development and gives details of where the consultation documents can be viewed.

During the consultation, the Applicant will be holding a series of public exhibitions at which members of the project team will be available to answer any questions you might have. The dates and times of the exhibitions are set out in the enclosed notice.

How to Respond

The consultation period on the Proposed Development will run from 18th June to 30th July 2018 (inclusive). **The deadline for receipt of your views on the Proposed Application is 5.00pm on 30th July 2018.** If you respond to our consultation, please include your name and an address in your response.

Responses to the consultation on the Proposed Application can be made via:

Website: www.riversideenergypark.com

Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

We look forward to receiving your comments.



For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

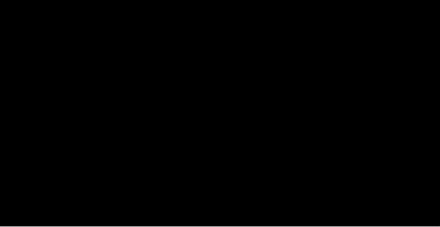
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Our ref: EN010093

01 August 2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com



Attn: The Chief Executive

Dear Sir/Madam

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Section 42 Planning Act 2008 (and regulation 13 of the Infrastructure Planning
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Your interest in land in the vicinity of the Proposed Development was identified recently as part of a regular and iterative updating process carried out by our land reference team. You have therefore been identified as a statutory consultee for the purposes of section 42 of the 2008 Act and regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

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to submit your comments on the Proposed Application by **5.00pm on 7th September 2018**. Information on how you can provide your comments is provided below in this letter.

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Website: www.riversideenergypark.com

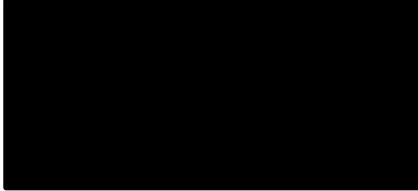
Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

We look forward to receiving your comments.

Yours faithfully



Director

For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

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Our ref: EN010093

18 July 2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ
T: +44 (0)203 824 6600
E: london@peterbrett.com

Attn: The Company Secretary

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Website: www.riversideenergypark.com

Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

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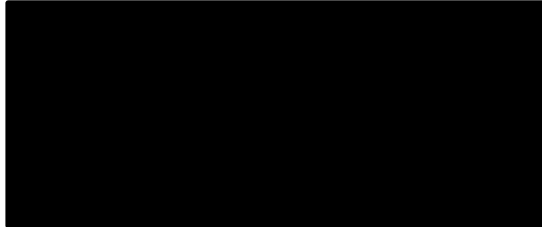
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Our ref: EN010093

15/08/2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com



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Section 42 Planning Act 2008**

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The Applicant previously undertook a statutory consultation from 18th June to 30th July 2018 (inclusive). However, since you have only recently been identified as a statutory consultee you are invited to submit your comments on the Proposed

Application by 5.00pm on 14th September 2018. Information on how you can provide your comments is provided at the end of letter.

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Supplementary Information to the PEIR

Through ongoing engineering review and development of the project proposals, several minor modifications have been made to the Indicative Application Boundary (IAB) which was displayed on the materials made available during the statutory consultation period (13th June – 31st July 2018). They relate specifically to the Electrical Connection route and comprise additional areas of land (labelled as 'A' areas on the enclosed map).

To understand whether works in these new areas would be likely to give rise to any new or different environmental effects, a Supplementary Information to the PEIR (SIP) report has been prepared which is intended to be read alongside the existing PEIR.

In addition to the above 'A' areas, minor refinements have been made to the IAB at a number of locations (labelled as 'B' areas in Figure 8 to the SIP report). These do not give rise to any potential changes in environmental effects and are limited to:

- (1) Removal of some areas of established woodland/planting, which have been determined as no longer necessary;
- (2) Inclusion of some additional strips of verge or footway adjacent to highways where they lie within the adopted highway land; and

- (3) Inclusion of some additional bellmouths on roundabout arms to provide an additional alignment through those junctions.

Areas (2) and (3) all lie within the existing adopted highway.

The SIP report is available to be viewed on the project website www.riversideenergypark.com. The USB drive enclosed with this letter also contains an electronic copy of the SIP report.

How to Respond

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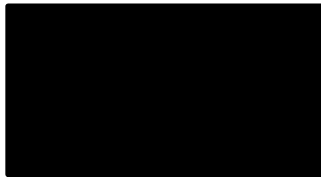
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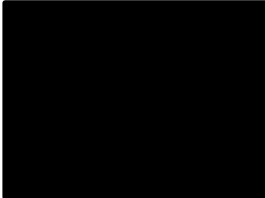
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- II. A USB drive containing an electronic copy of the PEIR and its technical appendices and the Supplementary Information to the PEIR
- III. A plan showing the additional areas of land ('A' areas)

Our ref: EN010093

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com

14 September 2018



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Due to the location, scale and nature of the Proposed Development the Energy Park is classified as 'EIA Development' under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant is therefore undertaking an environmental impact assessment (EIA) to identify the likely significant effects of the Proposed Development on the environment.

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To understand whether works in these new areas would be likely to give rise to any new or different environmental effects, a Supplementary Information to the PEIR (SIP) report has been prepared which is intended to be read alongside the existing PEIR.

In addition to the above 'A' areas, minor refinements have been made to the IAB at a number of locations (labelled as 'B' areas in Figure 8 to the SIP report). These do not give rise to any potential changes in environmental effects and are limited to:

- (1) Removal of some areas of established woodland/planting, which have been determined as no longer necessary;
- (2) Inclusion of some additional strips of verge or footway adjacent to highways where they lie within the adopted highway land; and

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Areas (2) and (3) all lie within the existing adopted highway.

The SIP report is available to be viewed on the project website www.riversideenergypark.com. The USB drive enclosed with this letter also contains an electronic copy of the SIP report.

How to Respond

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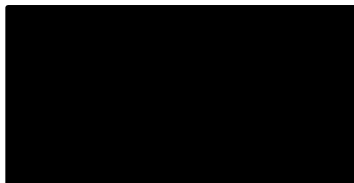
Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

We look forward to receiving your comments.

Yours faithfully



Director

For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

- I. A paper copy of the PEIR NTS
- II. A USB drive containing an electronic copy of the PEIR and its technical appendices and the Supplementary Information to the PEIR
- III. A plan showing the additional areas of land ('A' areas)

Our ref: EN010093

16 August 2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com



Dear Sir/Madam

**Riverside Energy Park, Belvedere, South East London
Statutory consultation and update on a proposed application for development consent
Section 42 Planning Act 2008**

Peter Brett Associates ('PBA') acts for Cory Environmental Holdings Limited (trading as Cory Riverside Energy) ('the Applicant') who intend to submit an application under the Planning Act 2008 ('the 2008 Act') for development consent for an integrated energy park, known as Riverside Energy Park, at Norman Road in Belvedere in the London Borough of Bexley and an Electrical Connection to the Littlebrook substation located in the Borough of Dartford ('the Proposed Development'). The Proposed Development would comprise:

- the Riverside Energy Park, located to the north of Belvedere off Norman Road;
- the Electrical Connection, running underground between the Riverside Energy Park site and the Electrical Connection Point at Littlebrook substation into an existing National Grid building near Dartford;
- the Main Temporary Construction Compounds located to the south of the Riverside Energy Park site and west of Norman Road; and
- Other Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route.

The primary components of the Riverside Energy Park, with a nominal rated electrical output of up to 96 MWe, comprise:

- an Energy Recovery Facility ('ERF');
- an Anaerobic Digestion facility;
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- Battery Storage; and
- Enabling infrastructure for Combined Heat and Power to the site boundary to provide for potential future local district heating pipe connection.

The Proposed Application will also seek authorisation for the compulsory acquisition of interest in and rights over land, the temporary use of land and the overriding of easements and other rights.

Development Consent Order application

Because the generating capacity of the Energy Park will be more than 50 MW it falls within the definition of a nationally significant infrastructure project ('NSIP') in section 15 of the 2008 Act. This means that, to obtain consent for the Proposed Development, the Applicant must make an application to the Secretary of State for a Development Consent Order ('DCO'). If made, the DCO will authorise the construction, operation and maintenance of the Proposed Development and would contain the powers that are necessary for the project, including powers to compulsorily acquire and use land.

The Planning Inspectorate ('PINS') handles the acceptance and examination of DCO applications on behalf of the Secretary of State. If the application is accepted for examination, PINS will appoint an examining authority comprising one or more planning inspectors to carry out an examination, up to six months in length, of the proposals on behalf of the Secretary of State. The examining authority will then make a recommendation to the Secretary of State as to whether or not the application should be granted development consent. The final decision on the application is then made by the Secretary of State.

The Applicant anticipates submitting the DCO application for the Proposed Development in late 2018. The application would then be examined over the course of 2019, with a decision from the Secretary of State likely to be issued in 2020.

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Consultation

Before the Proposed Application can be submitted, the Applicant must consult with a variety of persons in accordance with the requirements of the 2008 Act and related regulations. You have been identified as a statutory consultee for the purposes of section 42 of the 2008 Act.

Cory previously undertook a statutory consultation from 18th June to 30th July 2018 (inclusive). However, the consultation information sent to your previous office address at Hudson House, Toft Green, York YO1 6HP has recently been returned to us.

You are therefore invited to submit your comments on the Proposed Application by 5.00pm on 21st September 2018. Information on how you can provide your comments is provided at the end of letter.

Preliminary Environmental Information

Due to the location, scale and nature of the Proposed Development the Energy Park is classified as 'EIA Development' under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant is therefore undertaking an environmental impact assessment (EIA) to identify the likely significant effects of the Proposed Development on the environment.

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In addition to the above 'A' areas, we have taken the opportunity to make minor refinements to the IAB at a number of locations (labelled as 'B' areas on Figure 8 to the SIP). These do not give rise to any potential changes in environmental effects and are limited to:

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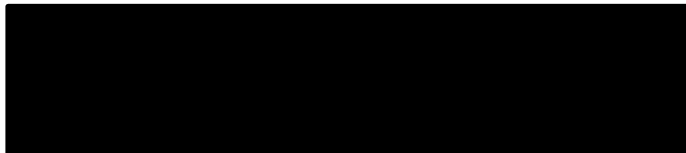
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Phone: 0330 838 4254

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Our ref: EN010093

21 August 18

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com

Attn: The Company Secretary

Dear Sir/Madam

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Section 42 Planning Act 2008**

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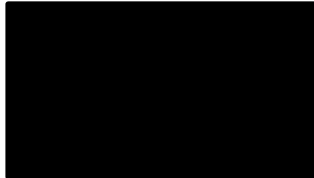
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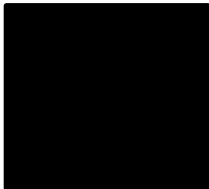
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Our ref: EN010093

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com

21 September 2018



Attn: 

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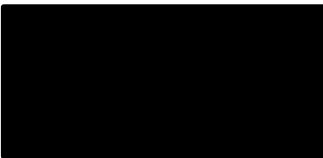
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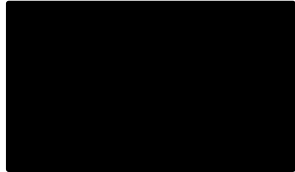
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Our ref: EN010093

31 August 2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com



Attn: The Chief Executive

Dear Sir/Madam

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The SIP report is available to be viewed on the project website www.riversideenergypark.com. The USB drive enclosed with this letter also contains an electronic copy of the SIP report.

How to Respond

The deadline for receipt of your views on the Proposed Application is 5.00pm on 5th October 2018. If you respond to our consultation, please include your name and an address in your response.

Responses to the consultation on the Proposed Application can be made via:

Website: www.riversideenergypark.com

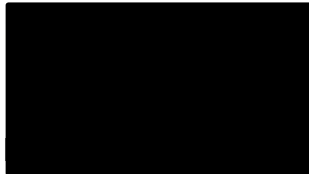
Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

We look forward to receiving your comments.

Yours faithfully



Director

For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

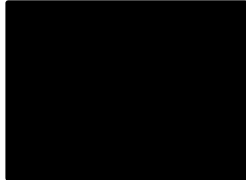
- I. A paper copy of the PEIR NTS
- II. A USB drive containing an electronic copy of the PEIR and its technical appendices and the Supplementary Information to the PEIR
- III. A plan showing the additional areas of land ('A' areas)

Our ref: EN010093

7 November 2018

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com



Attn: 



**Riverside Energy Park, Belvedere, South East London
Proposed Application for Development Consent
Section 42(1)(d) Planning Act 2008**

Peter Brett Associates ('PBA') acts for Cory Environmental Holdings Limited (trading as Cory Riverside Energy) ('the Applicant') who intend to submit an application under the Planning Act 2008 ('the 2008 Act') for development consent for an integrated energy park, known as Riverside Energy Park, at Norman Road in Belvedere in the London Borough of Bexley and an Electrical Connection to the Littlebrook substation located in the Borough of Dartford ('the Proposed Development').

The Applicant has previously carried out statutory consultation on the Proposed Development and the Applicant intends to submit its proposed application for development consent shortly.

The Applicant's land referencing team has undertaken a regular and iterative process to identify persons with an interest in land in the vicinity of the Proposed Development. This process has identified that you have an interest in land affected by the Proposed Development and you are considered to be a statutory consultee under section 42(1)(d) of the 2008 Act.

We are therefore writing to inform you of the Proposed Development. Further details of the Proposed Development can be found in the enclosed documents:

- Preliminary Environmental Information Report ('PEIR'), a Non-Technical Summary of the PEIR ('PEIR NTS') and its technical appendices;
- Supplementary Information to the PEIR report ('SIP report'); and
- A plan showing additional areas of land ('A' areas) to those within the PEIR.

This letter provides an overview of the Proposed Development, explains the purpose of the PEIR and SIP report information, and outlines opportunities to participate in the application process.

The Proposed Development

The Proposed Development would comprise:

- Riverside Energy Park, located to the north of Belvedere off Norman Road;
- the Electrical Connection, running underground between the Riverside Energy Park site and the Electrical Connection Point at Littlebrook substation into an existing National Grid building near Dartford;
- the Main Temporary Construction Compounds located to the south of the Riverside Energy Park site and west of Norman Road; and
- Other Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route.

The primary components of the Riverside Energy Park, with a nominal rated electrical output of up to 96 MWe, comprise:

- an Energy Recovery Facility ('ERF');
- an Anaerobic Digestion facility;
- a Solar Photovoltaic Installation;
- Battery Storage; and
- Enabling infrastructure for Combined Heat and Power to the site boundary to provide for potential future local district heating pipe connection.

The proposed application will also seek authorisation for the compulsory acquisition of interests in and rights over land, the temporary use of land and the overriding of easements and other rights.

Development Consent Order application

Because the generating capacity of the proposed Energy Park will be more than 50 MW it falls within the definition of a nationally significant infrastructure project ('NSIP') in section 15 of the 2008 Act. This means that, to obtain consent for the Proposed Development, the Applicant must make an application to the Secretary of State for a Development Consent Order ('DCO'). If made, the DCO will authorise the construction, operation and maintenance of the Proposed Development and would contain the powers that are necessary for the project, including powers to compulsorily acquire and use land.

The Planning Inspectorate ('PINS') handles the acceptance and examination of DCO applications on behalf of the Secretary of State. If the proposed application is accepted for examination, PINS will appoint an examining authority comprising one or more planning inspectors to carry out an examination, up to six months in length, of the proposals on behalf of the Secretary of State. The examining authority will then make a recommendation to the Secretary of State as to whether or not the application should be granted development consent. The final decision on the application is then made by the Secretary of State.

The Applicant anticipates submitting the DCO application for the Proposed Development in November 2018. The application would then be examined over the course of 2019, with a decision from the Secretary of State likely to be issued in 2020.

Further details about the application and examination process and how to participate are provided on the Planning Inspectorate's National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/>

Preliminary Environmental Information Report (PEIR)

Due to the location, scale and nature of the Proposed Development the Energy Park is classified as 'EIA Development' under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant is therefore undertaking an environmental impact assessment (EIA) to identify the likely significant effects of the Proposed Development on the environment.

As part of the statutory consultation (18th June 2018 to 30th July 2018) the Applicant prepared a PEIR which presents the environmental information gathered to date and provides the results of a preliminary assessment of the likely significant environmental effects of the construction, operation and decommissioning of the Proposed Development. The PEIR also included a preliminary assessment of the residual effects of the Proposed Development once proposed mitigation measures have been taken into account, based on the preliminary information available.

A paper copy of the PEIR NTS and a USB drive containing an electronic copy of the PEIR and its technical appendices is enclosed with this letter. These documents can also be viewed on the project website at www.riversideenergypark.com.

Supplementary Information to the PEIR (SIP)

Through ongoing engineering review and development of the project proposals, several minor modifications were made to the Indicative Application Boundary (IAB) which was displayed on the materials made available during the first stage of statutory consultation (13th June – 31st July 2018). These minor modifications related specifically to the Electrical Connection route and comprised additional areas of land (labelled as 'A' areas on the enclosed map).

To understand whether works in these new areas would be likely to give rise to any new or different environmental effects, a SIP report was prepared which is intended to be read alongside the existing PEIR.

In addition to the above 'A' areas, minor refinements were also made to the IAB at a number of locations (labelled as 'B' areas in Figure 8 to the SIP report). These do not give rise to any potential changes in environmental effects and are limited to:

- (1) Removal of some areas of established woodland/planting, which have been determined as no longer necessary;

- (2) Inclusion of some additional strips of verge or footway adjacent to highways where they lie within the adopted highway land; and
- (3) Inclusion of some additional bellmouths on roundabout arms to provide an additional alignment through those junctions.

Areas (2) and (3) all lie within the existing adopted highway.

The Applicant invited comments on the SIP report and the minor modifications to the IAB during the second stage of consultation (31st July 2018 - 7th September 2018).

The USB drive containing an electronic copy of the SIP report and a paper copy of the plan showing the additional areas of land ('A' areas) is enclosed with this letter. The SIP report is also available to be viewed on the project website www.riversideenergypark.com.

Consultation

Before the proposed application can be submitted, the Applicant must consult with a variety of persons in accordance with the requirements of the 2008 Act and related regulations. The Applicant previously undertook a statutory consultation from 18th June 2018 to 30th July 2018 (inclusive) where comments were invited on the PEIR. The Applicant then undertook a second stage of consultation between 31st July 2018 and 7th September 2018 where comments were invited on the SIP report.

Comments received in response to the previous consultations have now been considered in the development of the DCO application. Given that the Applicant intends to submit its application in November 2018, further comments cannot be taken into account at this time. However, 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. Under these circumstances, you 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.

Further Information

Should you have any queries, or require further information regarding the Proposed Development, you can contact the project team via:

Website: www.riversideenergypark.com

Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

Yours faithfully



Director

For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

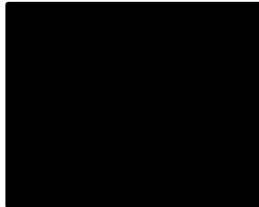
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- III. A plan showing the additional areas of land ('A' areas)

Our ref: EN010093

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com

11 October 2018



Attn: 

Dear Sir/Madam

**Riverside Energy Park, Belvedere, South East London
Proposed Application for Development Consent
Section 42 Planning Act 2008**

Peter Brett Associates ('PBA') acts for Cory Environmental Holdings Limited (trading as Cory Riverside Energy) ('the Applicant') who intend to submit an application under the Planning Act 2008 ('the 2008 Act') for development consent for an integrated energy park, known as Riverside Energy Park, at Norman Road in Belvedere in the London Borough of Bexley and an Electrical Connection to the Littlebrook substation located in the Borough of Dartford ('the Proposed Development').

The Applicant's land reference team has undertaken a regular and iterative process to identify persons with an interest in land in the vicinity of the Proposed Development. Your land interest has been identified and you are therefore considered a statutory consultee for the purposes of section 42(d) of the 2008 Act.

The Applicant attempted to deliver the enclosed information on two occasions in order to provide you with the opportunity to comment on the Proposed Development. However, the Royal Mail tracking system has notified the Applicant that the information has not been signed for, or collected. We are therefore writing to you again to ensure that you have received a copy of this information which includes:

- Preliminary Environmental Information Report ('PEIR'), a Non-Technical Summary of the PEIR ('PEIR NTS') and its technical appendices;
- Supplementary Information to the PEIR report ('SIP report'); and
- A plan showing additional areas of land ('A' areas) to those within the PEIR.

This letter provides an overview of the Proposed Development, explains the purpose of the PEIR and SIP report information, and outlines opportunities to participate in the application process.

The Proposed Development

The Proposed Development would comprise:

- Riverside Energy Park, located to the north of Belvedere off Norman Road;
- the Electrical Connection, running underground between the Riverside Energy Park site and the Electrical Connection Point at Littlebrook substation into an existing National Grid building near Dartford;
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- Other Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route.

The primary components of the Riverside Energy Park, with a nominal rated electrical output of up to 96 MWe, comprise:

- an Energy Recovery Facility ('ERF');
- an Anaerobic Digestion facility;
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The proposed application will also seek authorisation for the compulsory acquisition of interest in and rights over land, the temporary use of land and the overriding of easements and other rights.

Development Consent Order application

Because the generating capacity of the proposed Energy Park will be more than 50 MW it falls within the definition of a nationally significant infrastructure project ('NSIP') in section 15 of the 2008 Act. This means that, to obtain consent for the Proposed Development, the Applicant must make an application to the Secretary of State for a Development Consent Order ('DCO'). If made, the DCO will authorise the construction, operation and maintenance of the Proposed Development and would contain the powers that are necessary for the project, including powers to compulsorily acquire and use land.

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The Applicant anticipates submitting the DCO application for the Proposed Development in late 2018. The application would then be examined over the course of 2019, with a decision from the Secretary of State likely to be issued in 2020.

Further details about the application and examination process and how to participate are provided on the Planning Inspectorate's National Infrastructure Planning website: <https://infrastructure.planninginspectorate.gov.uk/>

Consultation

Before the proposed application can be submitted, the Applicant must consult with a variety of persons in accordance with the requirements of the 2008 Act and related regulations. The Applicant previously undertook a statutory consultation from 18th June 2018 to 30th July 2018 (inclusive) where comments were invited on the PEIR. As part of wider statutory consultation activities, you would have received a project leaflet advertising the Proposed Development, and notifying you of the public exhibitions which we held during Summer 2018. The Applicant then undertook a second stage of consultation between 31st July 2018 and 7th September 2018 where comments were invited on the SIP report. Details of the enclosed PEIR and SIP report are explained in this letter below.

Comments received in response to the previous consultations have now been considered in the development of the DCO application. Given that the Applicant intends to submit its application in November 2018, further comments in response to the PEIR and SIP report cannot be taken into account at this time. However, 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. Under these circumstances, you would be included in this statutory consultation and would have an opportunity to comment on the accepted application at that point.

Preliminary Environmental Information

Due to the location, scale and nature of the Proposed Development the Energy Park is classified as 'EIA Development' under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. The Applicant is therefore undertaking an environmental impact assessment (EIA) to identify the likely significant effects of the Proposed Development on the environment.

As part of the statutory consultation (18th June 2018 to 30th July 2018) the Applicant prepared a Preliminary Environment Information Report (PEIR) which presents the environmental information gathered to date and provides the results of a preliminary assessment of the likely significant environmental effects of the construction, operation and decommissioning of the Proposed Development. The PEIR also includes a preliminary assessment of the residual effects of the Proposed Development once proposed mitigation measures have been taken into account, based on the preliminary information available.

The PEIR, its technical appendices and a non-technical summary (NTS) of its findings can be viewed on the project website at www.riversideenergypark.com. A paper copy of the PEIR NTS and a USB drive containing an electronic copy of the PEIR and its technical appendices is enclosed with this letter.

Supplementary Information to the PEIR

Through ongoing engineering review and development of the project proposals, several minor modifications were made to the Indicative Application Boundary (IAB) which was displayed on the materials made available during the first stage of statutory consultation (13th June – 31st July 2018). These minor modifications related specifically to the Electrical Connection route and comprised additional areas of land (labelled as 'A' areas on the enclosed map).

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The SIP report is available to be viewed on the project website www.riversideenergypark.com. The USB drive containing an electronic copy of the SIP report and a paper copy of the plan showing the additional areas of land ('A' areas) is also enclosed with this letter.

Further Information

Should you have any queries, or require further information regarding the Proposed Development, you can contact the project team via:

Website: www.riversideenergypark.com

Email: info@riversideenergypark.com

Freepost: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

Yours faithfully



Director

For and on behalf of
PETER BRETT ASSOCIATES LLP

Enclosures:

- I. A paper copy of the PEIR NTS
- II. A USB drive containing an electronic copy of the PEIR and its technical appendices and the SIP report
- III. A plan showing the additional areas of land ('A' areas)

Appendix G.2 Copy of PEIR NTS

RIVERSIDE ENERGY PARK **BELVEDERE**

**PRELIMINARY ENVIRONMENTAL INFORMATION REPORT
NON-TECHNICAL SUMMARY**

JUNE 2018

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1 INTRODUCTION

This document is the Non-Technical Summary of the Preliminary Environmental Information Report (PEIR) for a proposed Energy Park at Norman Road in Belvedere within the London Borough of Bexley. The Energy Park is called Riverside Energy Park (REP). REP is also described in this document as the 'Proposed Development'.

This document provides, in non-technical language, a summary of the information included within the Preliminary Environmental Information Report (see below for further information). It has been prepared by Peter Brett Associates on behalf of Cory Environmental Holdings Limited (trading as Cory Riverside Energy and referred to as 'Cory' or 'the Applicant' throughout this document).

Cory is a leading recycling, energy recovery and resource management company with an extensive river logistics business based in London.

Cory operates the existing Riverside Resource Recovery Facility (RRRF) situated at Norman Road in Belvedere. RRRF is a key element of London's energy and resource management infrastructure and has been operating highly successfully since 2011.

REP seeks to maximise the use of Cory's existing energy and river infrastructure including its operational jetty, tugs, barges. REP will help meet London's pressing need for further resource recovery and energy generation infrastructure.

Further information on Cory and on the Proposed Development is available at www.riversideenergypark.com.

The Proposed Development is made up of a number of integrated energy generating components and would comprise:

- an Energy Recovery Facility (ERF);
- an Anaerobic Digestion facility;
- a Solar Photovoltaic Installation;
- Battery Storage; and
- Enabling infrastructure for Combined Heat and Power to the site boundary to provide for a potential future district heating pipe connection.

More information on the different elements of REP is included in **Section 2** to this Non-Technical Summary.

REP would generate up to 96 megawatts of electricity, based on current technology solutions. Most of the electricity generated will be exported to the existing National Electrical Transmission System. Therefore, an electrical connection is needed to connect REP to an electricity grid connection point. Some of the electricity generated will be utilised on site.

As REP is an onshore generating station which will have a capacity of more than 50 megawatts of electricity, it is classified as a Nationally Significant Infrastructure Project under the Planning Act 2008. The Planning Act 2008 requires a Development Consent Order to authorise the construction and operation (including maintenance) of REP. Cory is the Applicant for REP.

Plans showing the location and an Indicative Application Boundary for the Proposed Development are provided in **Figures 1 and 2** of this Non-Technical Summary.

Environmental Impact Assessment

The Proposed Development is classified as 'Environmental Impact Assessment development' (EIA development) under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (described in the rest of this document as the 'Infrastructure EIA Regulations 2017').

Cory is required to undertake an Environmental Impact Assessment (EIA) for the Proposed Development. This process assesses the likely significant environmental impacts of the Proposed Development across a range of topics. The results of the EIA will be presented in an Environmental Statement which will be submitted with the application for a Development Consent Order (expected submission late 2018).

In January 2018, the Secretary of State provided Cory with a formal opinion (a 'Scoping Opinion') on what should be included within the Environmental Impact Assessment. This Scoping Opinion was informed by comments from statutory bodies and other stakeholders.

A Preliminary Environmental Information Report has been prepared as part of the pre-application consultation. It sets out the preliminary environmental information and the preliminary findings of the Environmental Impact Assessment undertaken to date. The Preliminary Environmental Information Report allows consultees to develop an informed view of the likely significant environmental effects of the Proposed Development and provide any comments on the preliminary findings during the statutory consultation process. This enables Cory to take these comments into account when finalising its proposals before any application is made to the Secretary of State.

Decision Making Process

Cory is applying for a Development Consent Order under Section 31 of the Planning Act 2008 for powers to construct and operate (including maintenance) REP. Cory must submit an application for a Development Consent Order to the Planning Inspectorate, the government body responsible for operating the planning process for Nationally Significant Infrastructure Projects, who will first decide whether to accept the application for examination. If accepted for examination, the Planning Inspectorate will appoint an independent Inspector or panel of Inspectors (known as the Examining Authority) to examine the application on behalf of the Secretary of State. The examination is a public process, in which interested parties are able to participate.

Following the examination, the Examining Authority will make a recommendation to the Secretary of State. The Secretary of State must determine the application in accordance with the relevant National Policy Statements for the Proposed Development. These National Policy Statements (NPSs) set out the Government's policy and expectations for Nationally Significant Infrastructure Projects.

Planning Policy Context

Due to the nature of the Proposed Development, three of the designated National Policy Statements for energy are relevant to the determination of this application:

- **Overarching National Policy Statement for Energy (EN-1):** This sets out the overarching national policy for energy infrastructure as defined by the Planning Act 2008, which provides the primary basis for decisions by the Secretary of State;
- **National Policy Statement for Renewable Energy Infrastructure (EN-3):** Applies to nationally significant energy from biomass/waste infrastructure in England and Wales with at least 50 MW electrical generating capacity; and
- **National Policy Statement for Electricity Networks Infrastructure (EN-5):** Applies to electricity networks in England with a voltage of 132 kV or higher which are carried on towers/poles or buried underground, as well as associated infrastructure including substations and converter stations.

In deciding this application, the Secretary of State is also required to have regard to any other matters which the Secretary of State thinks are both important and relevant to the decision. Paragraph 4.1.5 of the Overarching National Policy Statement for Energy EN-1 clarifies that local authorities' Development Plan Documents or other documents in their Local Development Framework may be both important and relevant considerations to the Secretary of State's decision-making.

Accordingly, the Preliminary Environmental Information Report and this Non-Technical Summary have been prepared with reference to relevant European, national, regional and local policy. Further details of these are contained within **Chapter 2** of the Preliminary Environmental Information Report.

If the Secretary of State decides to grant the development consent through a Development Consent Order, this would authorise the construction and operation (including maintenance) of the Proposed Development.

2 OVERVIEW OF THE PROJECT

Introduction

The Application Site for the Proposed Development would include the following:

- the REP site, located to the north of Belvedere off Norman Road;
- the Main Temporary Construction Compounds located to the south of the REP site and west of Norman Road;
- the Electrical Connection, running underground between the REP site and the Electrical Connection Point at Littlebrook substation connecting into an existing National Grid building in Dartford; and

- Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route. These will be small discrete compounds, required for a period of time whilst works are undertaken along particular lengths of the Electrical Connection route.

The Proposed Development would be located within the administrative areas of the London Borough of Bexley and Dartford Borough Council. The extent of the Application Site is shown on **Figure 2** of this Non-Technical Summary.

Description of the Application Site

The REP Site and Main Construction Compounds

The REP site is bounded to the north by the River Thames and the Thames Path long distance trail, and to the south and west by the Crossness Local Nature Reserve. The existing Thames Water Crossness Sewage Treatment Works site is approximately 200 m further to the west which includes the Grade I listed Crossness Pumping Station.

The Crossness Local Nature Reserve is a 25.5 ha local nature reserve which is part of the Erith Marshes Site of Metropolitan Importance for Nature Conservation, and contains a number of ditches, watercourses and ponds.

To the south of the REP site is Norman Road (the main road access into the site). The proposed Main Temporary Construction Compounds would be located in an area of previously developed land to the west of Norman Road.

The land west off Norman Road also includes land owned by the Applicant which has existing planning permission for a Data Centre (Local Planning Authority reference: 15/02926/OUTM).

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 Local Nature Reserve.

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, electrical substation and associated landscape/habitat areas.

Electrical Connection

The proposed Electrical Connection route would run southeast from the REP site towards the existing Littlebrook substation, in Dartford. There are a number of alternative proposed route options that have been identified and assessed through studies undertaken by UKPN, the local distribution network operator, and are shown in **Figure 1**.

Further detail about the REP site and surrounding area is provided in **Chapter 3** of the Preliminary Environmental Information Report.

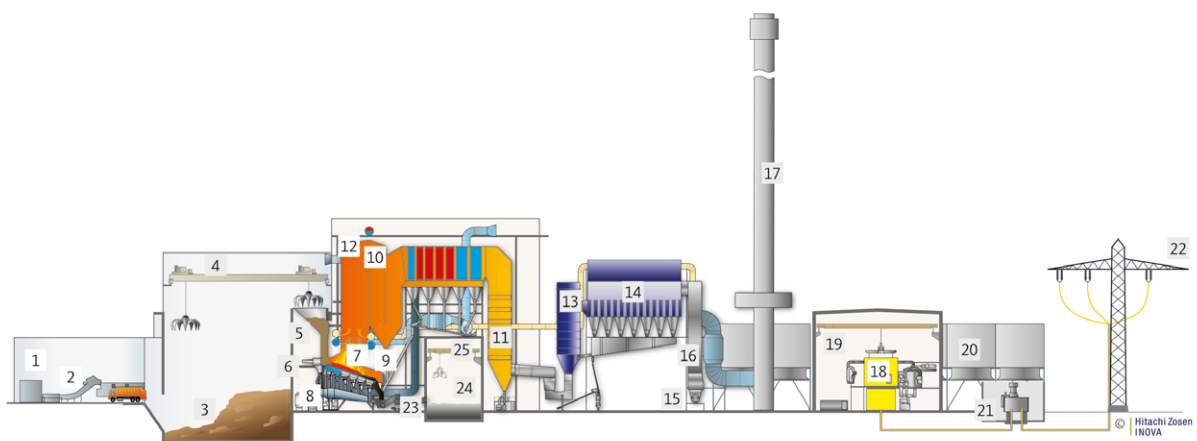
Description of the Proposed Development

Energy Recovery Facility

An Energy Recovery Facility is an industrial plant which utilises thermal treatment technology (combustion) to process various types of waste and generate electricity. Electricity generated is normally exported to the existing electricity network, after a small amount of electricity has been used to run the plant itself.

The Energy Recovery Facility at REP would normally treat non-recyclable Commercial and Industrial waste, and would have the potential to accept non-recyclable municipal (household) solid waste.

The image below provides an indicative schematic of the components required for an Energy Recovery Facility.



Waste receiving and storage	Combustion and boiler	Flue gas treatment	Energy recovery	Residue handling & treatment
1 Tipping hall	5 Feed hopper	12 Ammonia injection	18 Turbine	23 Bottom ash conveyer
2 Shredder	6 Ram feeder	13 SemiDry reactor	19 Turbine building	24 Bottom ash bunker
3 Waste bunker	7 Hitachi Zosen Inova grate	14 Fabric filter	20 Air cooled condenser	25 Bottom ash crane
4 Waste crane	8 Primary air	15 Induced draft fan	21 Transformer	
	9 Secondary air	16 Silencer	22 Electricity export	
	10 Five-pass boiler	17 Stack		
	11 Economiser			

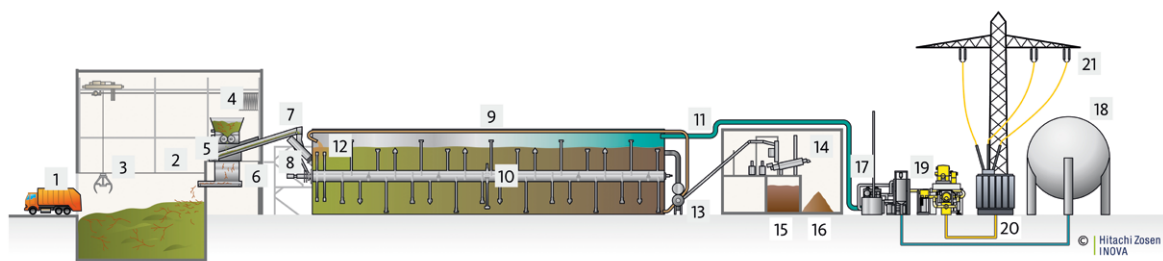
Anaerobic Digestion Facility

An Anaerobic Digestion facility processes food and green waste through the degradation of waste by natural organisms. Biogas is generated as a useful by-product which can be used to generate renewable electricity.

The REP Anaerobic Digestion facility will accept local food and green waste.

The Anaerobic Digestion facility will also create a digestate bi-product. Subject to suitable treatment the digestate could be used as agricultural fertiliser or used within the facility itself to sustain an effective digestion process. Any digestate that cannot be used as agricultural fertiliser could be treated in the Energy Recovery Facility.

The image below provides an indicative schematic of the components required for an Anaerobic Digestion facility.



Waste Reception and Storage	Anaerobic Digestion	Discharge	Energy Utilization
1 Waste receiving	4 Shredder	12 Inoculation pipe	17 BioMethan biogas upgrading
2 Waste bunker	5 Sieve	13 Discharge system	18 Gas storage
3 Waste crane	6 Sieve rejects	14 Dewatering press	19 Combined heat and power plant
	7 Conveying system	15 Liquid digestate (optional)	20 Transformer
	8 Feeding system	16 Solid digestate	21 Electricity export
	9 Digester		
	10 Agitator		
	11 Biogas pipe		

Solar Photovoltaic Installation

Solar photovoltaic modules (solar panels) convert solar radiation directly into electricity, in a silent and clean process that requires no moving parts.

Inclusion of solar panels at REP will increase the renewable energy generation capacity of the Proposed Development.

Solar panels would be located on the primary building roof areas of the Main REP building. Initial studies demonstrate that high specification solar photovoltaic modules would be capable of generating up to 1.2 MWe (equivalent to electricity for approximately 1,100 homes), depending on the final building form that's selected.

Battery Storage

The battery storage component of REP would store and supply additional power to the offsite distribution network at times of peak electrical demand. This would be integrated into the Main REP building and the batteries would be charged during low power demand periods directly from the energy produced from the Energy Recovery Facility, solar photovoltaic panels and the Combined Heat and Power engine (if present/generating).

Charged battery storage component would also provide a stand-by generation capability during times when the Energy Recovery Facility is not operating (e.g. during routine shut down periods).

The battery storage system would increase the operational performance and reliability of REP and provide an enhanced balance of supply and demand. Such energy storage benefits the entire power supply network from generation, transmission and distribution to all users. The image below shows a typical battery storage unit.



Combined Heat and Power Connection

REP would include all the necessary infrastructure within the REP site to supply a potential local district heating network. The heat supply system would be included and able to export up to 30 MWt of heat to local offsite consumers (which will enable the heat generated at the Energy Park to be supplied to c. 10,500 local homes and businesses).

The Applicant is in discussions with the relevant local authorities and housing developers to explore opportunities for REP to provide a local heat connection.

A dedicated and integrated heat supply system would also be provided to support the Anaerobic Digestion process.

The Electrical Connection Route

REP would be connected via a new 132 kilovolt (kV) connection to the existing electricity distribution network ('the Electrical Connection'). It is proposed that the Electrical Connection would be routed predominantly via the existing road network and would be underground, except for the connection point with REP itself, and at the connection point to the electricity distribution network.

The connection would require a new substation within the REP site. However, the connection to the electricity distribution network would be made into an existing National Grid substation building (the existing Littlebrook substation) with no external alterations required. The image below shows the existing Littlebrook substation.



Temporary Construction Compounds

Two forms of Temporary Construction Compounds would be required:

- the Main Temporary Construction Compounds; and
- the Cable Route Temporary Construction Compounds.

The Main Temporary Construction Compounds would be located on the western side of Norman Road, to the south of the REP site and would be used as a laydown area, including a delivery reception and consolidation point for construction materials, equipment, fabrication and for associated welfare.

Cable Route Temporary Construction Compounds would be required to provide small scale localised storage of materials whilst the Electrical Connection route is being constructed.

REP Key Operations

Delivery of Waste to REP

The transport of waste inputs to the Energy Recovery Facility would predominantly be undertaken via the River Thames and the existing jetty at Belvedere. This will maximise the use of Cory's existing fleet of tugs, barges, containers and wharves. The existing jetty has sufficient capacity to support the proposed throughput to REP (up to 805,000 tonnes per annum) without modification or any construction works required in the river.

Food and green waste for the Anaerobic Digestion facility would be collected from local sources, and delivered by road.

Removal of by-products from REP

By-products from the Energy Recovery Facility would include Incinerator Bottom Ash and Air Pollution Control Residues. Incinerator Bottom Ash would be removed from the REP site via barges along the River Thames to the Port of Tilbury; once again utilising the existing jetty. Air Pollution Control Residues from the Energy Recovery Facility and digestate from the Anaerobic Digestion facility would be removed by road.

3 **ASSUMPTIONS AND ASSESSMENT TERMINOLOGY**

Introduction

The preliminary environmental assessment includes a number of assumptions. This Section sets out these key assumptions and outlines how the Proposed Development has been assessed.

Assumptions

Throughout the following sections, the terms construction, operation and decommissioning have been used. These are defined as follows:

- **Construction** – Construction of the Proposed Development. Depending on the final plant selection, this is anticipated to take approximately three years starting 2021.
 - **Operation** – REP is expected to start working and become fully operation in 2024. No specific timescale for operation of REP is proposed, the plant will be maintained to maximise its working life. During this time, there will also be maintenance activities and therefore “operation” also includes maintenance.
 - **Decommissioning** – It is assumed for the purposes of this assessment that the REP generating equipment would be removed once the plant had ceased operations permanently. Any decommissioning phase is assumed to be of a similar or shorter duration to construction, and therefore environmental effects are considered to be of a similar level to those during the construction phase. It is assumed that the ducting for the Electrical Connection would remain in situ, but that the cables may be removed.
- Where details of the Proposed Development are not fixed or known at this stage, a reasonable ‘worst case’ is assumed. This ensures the assessment is carried out on a conservative basis. The following assumptions have been made within the assessment:
- The height of the stack, from which emissions to the air are released during operation from the Energy Recovery Facility, will need to be agreed and finalised with the Environment Agency. For the purpose of the air quality assessment, the stack would be c. 90 m in height. For assessments considering the visual impact of the Proposed Development, a maximum height of up to 113 m Above Ordnance Datum (AOD) would be assumed.
 - It is envisaged that the Energy Recovery Facility would likely have an anticipated throughput of approximately 655,000 tonnes of residual (non recyclable) waste per annum. However, for the Environmental Impact Assessment a ‘reasonable worst case’ maximum throughput of approximately 805,900 tonnes per annum has been added for robustness.
 - The Anaerobic Digestion facility is assumed to have a throughput of up to 40,000 tonnes per annum.
 - The Electrical Connection ducting will be left in place once the operations have permanently ceased. Cables may be removed or made safe and left in place.
 - Standard control measures (embedded mitigation) will be used such as working within best practice guidance, and using measures which would routinely be incorporated in similar developments constructed in the UK.
 - A reasonable worst case scenario has been assessed for each topic, as outlined within **Chapters 6 – 14** of the Preliminary Environmental Information Report.

Assessing Effects

In line with feedback from the Secretary of State and stakeholders, the following topics are presented in the Preliminary Environmental Information Report and will be assessed as part of the Environmental Impact Assessment:

- Chapter 6 – **Transport**;
- Chapter 7 – **Air Quality**;
- Chapter 8 – **Noise and Vibration**;
- Chapter 9 – **Townscape and Visual Impacts**;
- Chapter 10 – **Historic Environment**;
- Chapter 11 – **Terrestrial Biodiversity**;
- Chapter 12 – **Hydrology, Flood Risk and Water Resources**;
- Chapter 13 – **Ground Conditions**;
- Chapter 14 – **Socio Economics**;
- Chapter 15 – **Other Considerations**;
- Chapter 16 – **Summary of Preliminary Findings and In-Combination Effects**; and
- Chapter 17 – **Glossary**.

A range of site surveys and data collection exercises have been used to identify environmental conditions within the relevant study areas.

If the Proposed Development is granted consent by the Secretary of State, it is anticipated that construction would commence in 2021. The assessment therefore uses a '2021 baseline' to provide a future baseline against which the direct, indirect and cumulative effects of the Proposed Development can be assessed.

The Preliminary Environmental Information Report presents the preliminary findings of the assessment of likely significant environmental effects that could occur during the construction, operation and decommissioning phases. Until the detailed design for the Proposed Development has been completed, it is not possible to be definitive about the construction works and therefore the assessment has been based on available information and reasoned judgements drawn from similar projects to enable the likely significant environmental effects to be identified. In judging the significance of potential construction effects it has been assumed that the construction mitigation measures identified within the assessment are fully implemented. These measures would be secured via requirements attached to the Development Consent Order, should it be granted.

Each 'topic assessment' identifies receptors (e.g. people or an ecological site / habitat / species that might potentially be affected by a potential impact or impacts) to the Proposed Development. The assessment then considers the sensitivity of a receptor and the magnitude of effect on a receptor. The significance of the effect on the receptor is then determined. Further detail is provided in the methodology section for each environmental topic in the Preliminary Environmental Information Report.

Effects that are described as 'substantial', 'major' or 'moderate' are determined to be *significant*; and effects that are described as 'minor' or 'negligible' are determined to be *not significant* in the context of the Infrastructure EIA Regulations 2017.

Table 1 Generic Significance Criteria

	SIGNIFICANCE LEVEL	CRITERIA
Significant	Substantial	These effects are assigned this level of significance as they represent key factors in the decision-making process. These effects are generally, but not exclusively, associated with sites and features of national or regional importance. A change at a site or feature of district importance may also enter this category.
	Major	These effects are likely to be important considerations at a local or district scale and may become key factors in the decision-making process.
	Moderate	These effects, while important at a local scale, are not likely to be key decision-making issues.
Not significant	Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision-making process. Nevertheless, they are of relevance in enhancing the subsequent design of the project and consideration of mitigation or compensation measures.
	Negligible	Either no effect or an effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error. Such effects should not be considered by the decision-maker.

The Infrastructure EIA Regulations 2017 also require an assessment of how the project will affect the environment in combination with the effects of other proposed projects in the area being constructed and/or operating at the same time (known as cumulative effects).

Other developments to be included within the cumulative assessment, have been identified using a tiered approach following advice notes from the Secretary of State. The preliminary findings are provided within the Preliminary Environmental Information Report. Once assessments for each topic have been completed the assessment of potential cumulative effects will be undertaken and results will be included in the Environmental Statement.

Chapter 4 of the Preliminary Environmental Information Report provides further information on the types (tiers) of cumulative development to be included.

The Environmental Statement will include a description of the potential vulnerability of the Proposed Development to risks of major accidents and/or disasters.

4 ASSESSMENT OF EFFECTS

Table 2 below summarises the preliminary results of the assessments (from construction, decommissioning and operation of the Proposed Development) undertaken within the topic specific chapters of the Preliminary Environmental Information Report.

Table 2 Summary of preliminary residual effects

TOPIC CHAPTERS OF THE PRELIMINARY ENVIRONMENTAL INFORMATION REPORT	SUMMARY OF PRELIMINARY RESIDUAL EFFECTS	
	CONSTRUCTION AND DECOMMISSIONING	OPERATION
Chapter 6 Transport	Effects to Public Rights of Way are considered to be Not Significant . Should lane closures be necessary, effects to highway links and highway junctions are considered to be Significant (Moderate Adverse) .	Effects to highway links, highway junctions and Public Rights of Way are considered to be Not Significant .
Chapter 7 Air Quality	Effects to human health, terrestrial biodiversity and from dust are considered to be Not Significant .	Effects from operational emissions to human health and terrestrial biodiversity are considered to be Not Significant .
Chapter 8 Noise and Vibration	Effects to the nearest noise sensitive receptors are considered to be Not Significant .	Effects to the nearest noise sensitive receptors are considered to be Not Significant .
Chapter 9 Townscape and Visual Impact Assessment	Based on reasonable worst case parameters and an outline design, effects to townscape character of the REP site and visual receptors within 1 km of the proposed stack are considered to be Significant (Moderate Adverse) .	Based on reasonable worst case parameters and an outline design, effects to townscape receptors (Crossness Conservation Area; the character and appearance of the REP Site; and on the landscape of Crossness Local Nature Reserve marshland, and scrubland habitats on the REP site), as well as visual receptors within 1 km of the proposed stack are considered to be Significant (Moderate Adverse) .

TOPIC CHAPTERS OF THE PRELIMINARY ENVIRONMENTAL INFORMATION REPORT	SUMMARY OF PRELIMINARY RESIDUAL EFFECTS	
	CONSTRUCTION AND DECOMMISSIONING	OPERATION
Chapter 10 Historic Environment	Effects to heritage assets are considered to be Not Significant .	Effects to heritage assets are considered to be Not Significant .
Chapter 11 Terrestrial Biodiversity	Effects to designated areas, habitats, wintering birds and other species are considered to be Not Significant .	Effects to designated areas, habitats, wintering birds and other species are considered to be Not Significant .
Chapter 12 Hydrology, Flood Risk and Water Resources	Effects to water courses, ground water, Crossness Local Nature Reserve, the River Thames and existing infrastructure are considered to be Not Significant .	Effects to water courses, ground water, Crossness Local Nature Reserve, the River Thames and existing infrastructure are considered to be Not Significant .
Chapter 13 Ground Conditions	Effects to human health, property, ground water, surface water and ecological systems are considered to be Not Significant .	Effects to human health, property, ground water, surface water and ecological systems are considered to be Not Significant .
Chapter 14 Socio-economics	Effects to the labour market are a considered to be beneficial but Not Significant . Effects to community infrastructure are considered to be Not Significant .	Effects to the labour market are a considered to be beneficial but Not Significant . Effects to community infrastructure are considered to be Not Significant .

Transport

REP would be accessed via the River Thames using Cory's existing operational jetty to the north of the site. Pedestrians, cyclists, public transport users and vehicles can access the site via Norman Road. Norman Road provides a link to the highway network through a junction with Picardy Manorway. To the west the highway network connects to the A2016 and in turn to the South Circular, Woolwich Ferry and Blackwall Tunnel. To the east it connects to the A282, the M25 and the Dartford Crossing. The REP site is accessible using the Number 180 and 401 bus services and Belvedere railway station is within reasonable walking distance (c. 20-minute walk).

The potential effects on transport have been assessed and the preliminary findings are presented in the Preliminary Environmental Information Report. The potential effects of the construction, operation and de-commissioning of the Proposed Development have been assessed against the set criteria as set out in **Chapter 6** of the Preliminary Environmental Information Report.

A number of receptors have been identified as likely to be affected by the transport impacts. While most receptors are susceptible to impacts by increased traffic flows from the Proposed Development, some, particularly the public rights of way, may be affected by potential disruption during the construction phase of the Electrical Connection route.

The assessment of preliminary effects from temporary construction traffic has identified that effects to most receptors would be **Negligible** and not significant, however temporary closures during installation of the Electrical Connection could result in **(Moderate)** significant adverse effects.

While the Applicant intends to receive the majority of waste throughputs via the existing jetty, the Preliminary Environmental Information Report considers two scenarios: 100% of waste arriving by river, and 100% by road. This approach ensures that the Preliminary Environmental Information Report presents a reasonable worst-case assessment which is considered conservative and robust.

The Preliminary Environmental Information Report chapter presents an assessment of preliminary traffic flow based on Department for Transport (DfT) traffic count database information. It should be noted that further traffic surveys have been undertaken, the data from which will be

considered within a detailed Transport Assessment which will accompany the Environmental Statement.

The assessment has indicated that the preliminary effects generated by the operational Proposed Development (based on the reasonable worst case assumption of 100% of waste being delivered by road) are considered **Negligible**, and not significant. Mitigation measures such as the use of the river and encouraging the use of more sustainable transport, reduces this even further.

Discussions with relevant bodies, including Highways England, Transport for London, and local highways bodies including Kent County Council, Dartford Borough Council and London Borough of Bexley are ongoing. These discussions, and responses to the consultation on this Preliminary Environmental Information Report will inform a full Transport Assessment for the Proposed Development which will be submitted with the Development Consent Order application.

Air Quality

The air quality effects of the construction and operation of the Proposed Development have been assessed and the preliminary findings are presented in **Chapter 7** of the Preliminary Environmental Information Report. The main effects associated with construction include the potential generation of dust which can be controlled by standard mitigation techniques such as avoiding the generation of dust in the first place and keeping surfaces damp. With these and other mitigation measures in place, the construction activities are not predicted to have any significant effects on the environment.

Whilst there will be additional traffic associated with the construction of the Proposed Development, the additional traffic volumes are unlikely to lead to significant air quality effects. The construction traffic levels are also less than the operational traffic levels which have been modelled in the assessment of operational effects (and which have been shown not to have a significant effect on the environment).

The potential for odour effects from the operational REP have been considered to be not significant. Waste would be delivered in sealed containers and the Energy Recovery Facility would operate under 'negative pressure' and control any outflow of air. No odour complaints have been received by Cory for RRRF since it became operational in 2011.

The main air quality effects from the operation of REP will be associated with emissions from the Energy Recovery Facility. Predicted emissions from the Energy Recovery Facility have been subject to a mathematical computer simulation of how air pollutants disperse in the atmosphere, assuming for this assessment that the buildings on site are the largest size (based on the reasonable worst case), and the emissions stack is the smallest that is envisaged to be necessary to disperse emissions. These assumptions will lead to worst case predictions of the maximum ground level pollutant concentrations from the Energy Recovery Facility.

Emissions from the separate combustion process are outlined below.

Modelling of emissions from the Energy Recovery Facility has predicted that industry assessment thresholds (above which significant effects could occur) would not be exceeded, and there will be **no significant effects** on human health. In addition, it is predicted that there will be **no significant effects** from the Energy Recovery Facility on ecological sites. The effects of emissions from the Energy Recovery Facility have also been considered in conjunction with, as part of the baseline, emissions from the RRRF and Crossness Sewage Sludge Incinerator, and no exceedances of relevant assessment levels have been predicted.

Modelling of emissions from the combustion of biogas and from the Anaerobic Digestion facility predict that associated effects are restricted to the immediate vicinity of the REP. There are unlikely to be any significant effects from the emissions from the Anaerobic Digestion facility.

Waste would be delivered to REP by river or road or a mix of both. An assessment is being undertaken of the potential effects of using either river or road options for the transport of anticipated waste volumes. The transport of waste is not predicted to give rise to significant effects on air quality.

Noise and Vibration

The potential effects from noise and vibration that may result from the construction, decommissioning and operation of the Proposed Development have been assessed and are presented in **Chapter 8** of the Preliminary Environmental Information Report.

The nearest noise sensitive receptors have been identified, and agreed with the Local Environmental Health Officer, and include residential properties to the south of the Proposed Development such as Hackney House apartments, Jutland House apartments and dwellings along St. Thomas Road.

An assessment of the noise and vibration effects associated with the construction and decommissioning of REP has been undertaken assuming that all construction activities would occur simultaneously, providing a conservative assessment. The assessment has concluded that effects at the closest dwellings are **Negligible** and not significant, owing to embedded mitigation measures and distance (minimum of c. 750 m) from noise generating activities.

Similarly, effects from the construction of the Electrical Connection are considered to be **Negligible** and

not significant due to mitigation measures which would be applied.

The assessment of operational noise from REP (taking into account the existing noise conditions around REP through survey work agreed with the local Environmental Health Officer), is based on noise generated from plant operating at maximum levels and continuously over a 24 hour period. In addition, as outlined in the transport section above, this assessment uses a scenario where 100% of waste is delivered to REP by road. This is considered to provide a conservative assessment.

The preliminary noise effects from the operation of REP, based on computer modelling, have been calculated to be below the background noise levels at the nearest sensitive receptors for both the daytime and night-time. The effect is therefore considered to be **Negligible** and not significant.

A second operational scenario will be assessed for effects to sensitive receptors, where 100% of waste is transported by river. This assessment will be presented in full in the Environmental Statement.

Townscape and Visual Impact Assessment

The effects from the Proposed Development on townscape (including townscape character) and people's views and visual amenity have been assessed and are presented within **Chapter 9** of the Preliminary Environmental Report. Effects could occur from construction activities (e.g. ground clearance, use of any large cranes and mobile construction plant), decommissioning (e.g. any potential dismantling structures, restoring land), as well as during operation (e.g. the stack, the proposed buildings and temporary construction compounds).

The area surrounding the Proposed Development has a history of industrial and marine engineering as well as transport infrastructure. This is evident from the mixed age of buildings in the area, e.g. the Crossness Conservation Area contains public health engineering structures from the Victoria period. There are also modern commercial and industrial buildings together with the sewage treatment plant nearby.

The areas immediately surrounding the REP site, on both the northern and southern banks of the River Thames, mainly comprise established industrial areas with relatively tall structures, including wind turbines on the northern side of the River Thames, as well as large shed-like buildings and tall stacks in the area.

The surrounding land is generally flat and open alongside the River Thames corridor, with the long distance Thames Path and National Cycle Route 1 following the river's edge.

Potential visual receptors include users of Public Rights of Way, cycle routes, open spaces and parks. Further visual receptors include people using the River Thames, road and rail network and people visiting, living or working within the study area.

The preliminary findings of the assessment are based on professional experience, experience from similar projects as well as accepted industry guidance. The assessment assumes for this topic that the Proposed Development would have a maximum stack height of 113 m AOD, and the maximum building height would be 65 m AOD, which provide the basis for assessing worst case.

The assessment shows that the construction of the Energy Park could give rise to temporary **(Moderate)** significant effects on views within a 1 km buffer from the stack, and on the townscape character of the REP site.

During operation there is the potential that the Proposed Development could result in **(Moderate)** significant effects to views within 1 km of the stack, as well as significant townscape effects on Crossness Conservation Area; the Character, and Appearance of the Site; and on the Crossness Local Nature Reserve marshland adjacent to the Energy Park as well as scrubland habitats on the REP site itself.

There is the potential for operational effects to be reduced through detailed design of the Main REP Building, which will be considered at a later stage and set out within the Environmental Statement and Design and Access Statement, which will be submitted as part of the application for the Development Consent Order.

Historic Environment

The effects from the construction, decommissioning and operation of the Proposed Development on surrounding archaeology and cultural heritage have been assessed, including the potential effects on below ground archaeological remains, geoarchaeological deposits (archaeological soils and sediments) at the REP site and on the settings of designated heritage assets (such as listed buildings).

There are several designated and built heritage assets in the vicinity of the REP site including: the Crossness Conservation Area, the Grade I listed Crossness Pumping Station, two Grade II listed workshops at Crossness Pumping Station, a locally listed engine house at Crossness Sewage Treatment Work, the Grade II listed jetty at Dagenham Docks and the scheduled and grade II listed Lesnes Abbey, approximately 1.5 km south-west of the study site.

The preliminary findings of the assessment are presented in **Chapter 10** of the Preliminary Environmental Information Report and the assessment is undertaken in accordance with relevant and up to date industry guidance, which identify good practice in the assessment process.

The assessment of the construction and decommissioning phases of the Proposed Development considers the potential for the removal of non-designated heritage assets of local significance, and assumes a depth of c. 900 mm for the Electrical Connection trench except where there is a potential for some localised areas of deeper excavation as required. The potential effect of the Proposed Development during construction and decommissioning on the historic environment is considered to be **Negligible** and not significant.

The assessment of operational effects from the Energy Park assume the same heights for the built form of the Proposed Development as outlined for the Townscape and Visual Impact assessment, providing the basis for assessing worst-case.

Taking this maximum stack height into account, the Proposed Development, when operational, is considered to result in **Negligible** and not significant effects.

Terrestrial Biodiversity

The Proposed Development has the potential to affect terrestrial biodiversity receptors during either site clearance, construction, and/or operation from: habitat loss; disturbance (including through shading); noise and/or visual disturbance; dust; surface water drainage; lighting; and effects as a result of emissions from the stack being deposited on biodiversity receptors.

Epping Forest Special Area of Conservation (SAC) is within 15 km of the proposed stack location. 37 national statutory designated sites were identified within 15 km of the REP site, however only those designated for their biological interest are included in this assessment.

Three Local Nature Reserves (LNR), 38 Sites of Importance for Nature Conservation (SINCs), two Local Wildlife Sites (LWS) and one Roadside Nature Reserve (RsNR) have been identified.

The habitats potentially affected by the Proposed Development are characterised by artificial habitats including bare ground, areas of tarmac and hard-standing. However, semi-natural and created habitats are also present within the REP site and nearby River Thames and coastal grazing marsh (within Crossness Local Nature Reserve immediately adjacent to the REP site). These habitats have the potential to support protected or otherwise notable species.

Surveys for the following species have been, or are being carried out: breeding and wintering birds, terrestrial invertebrates, reptiles and water voles. As baseline surveys for these species are seasonally dependent, they are currently ongoing and will be fully reported in the Environmental Statement.

There is the potential for ecological effects to arise from other technical assessments, for example, changes in air quality, noise or hydrology as a result of the Proposed Development which are also taken into consideration.

However, the preliminary findings of the assessment (as set out in **Chapter 11** of the Preliminary Environmental Information Report) have identified that effects currently anticipated to occur to terrestrial biodiversity as a result of the Proposed Development would be **Negligible** and not significant.

Studies are on-going to quantify the potential habitat losses and gains as a result of the Proposed Development. This will determine whether additional measures are required away from the REP site to result in an overall gain in biodiversity in accordance with local and national policy.

Hydrology, Flood Risk and Water Resources

An assessment of likely effects upon hydrology, flood risk and water resources, from the construction operation and decommissioning phases of the Proposed Development has been undertaken and the preliminary findings are presented in **Chapter 12** of the Preliminary Environmental Information Report.

The REP site is located on the south bank of the River Thames and falls within Flood Zone 3 (high probability of flooding). However, the REP site falls within an area that benefits from flood defences designed to protect a flood event with a probability of occurring once every 1,000 years.

Crossness Local Nature Reserve is located immediately to the south of the REP site and has a number of surface water features, including the Great Breach Dyke, which receives surface water run-off from the Abbey Wood area to the south and ultimately outfalls to the River Thames.

The Electrical Connection route extends to the south-east of the REP site and crosses over the River Cray and the River Darent a short distance to the west of the connection point at Littlebrook substation. The Electrical Connection route also benefits from the same level of flood protection as above.

Potential effects during the construction phase include changes to the surface water drainage network and the contamination of both surface water and groundwater, including increased volumes of silt in watercourses.

In addition, works in close proximity to the River Thames tidal flood defences have the potential to affect the stability of the defence embankment and therefore the structural integrity of the defences.

Potential effects during the operational phase include increased surface water run-off (due to a decrease in land area with the ability to absorb water naturally), and increased flood risk in the vicinity and downstream of the REP site. There is also the potential for the contamination of surface water entering the Great Breach Dyke and associated watercourses as a result of silts and chemicals being washed off areas of hardstanding within the REP site. The assessment notes that during the operational phase, the Electrical Connection, comprising a buried cable, will not give rise to effects upon hydrology, flood risk and water resources.

Based upon this assessment of likely effects upon hydrology, flood risk and water resources, it is concluded that effects from both construction and decommissioning, and operation would be localised, temporary and **Negligible** which would not be significant.

A Flood Risk Assessment and Water Framework Directive Compliance assessment will be prepared and submitted as part of the Environmental Statement.

Ground Conditions

An assessment of likely effects upon ground conditions from the construction, operation and decommissioning phases of the Proposed Development has been undertaken. Current land uses include structures and buildings associated with the existing RRRF, wetland and wasteland habitat, storage and car parking.

The assessment has involved a study of available desk-based information on land within and surrounding the Proposed Development, as well as a review of environmental datasets, responses made by regulatory authorities (Environment Agency and local Environmental Health Officer) to enquiries and a walkover survey.

Historically the site was developed with various historical industrial uses including a manure works, a borax processing works and a Fish Guano Works.

Additionally, the wider historical and current land uses have included large scale industry (e.g. an oil-fired power station, timber treatment yard, agrochemicals works, borax waste storage area) which potentially have impacted the surrounding water quality.

Available geological literature indicates that the anticipated sub-surface layers underneath the REP site are likely to be 'Alluvium' over 'River Terrace Deposits' and 'London Clay'. However, a review of historical ground investigation reports indicates that the natural sub-surface layers are likely to be overlaid by made ground (not natural) of varying thickness.

A desk-based assessment of ground conditions has been undertaken to identify the potential effects of the Proposed Development on human health and the environment in relation to ground contamination and hazardous ground gases. A preliminary site investigation using boreholes is being undertaken to provide further information to inform the on-going assessment work.

The REP site is underlain with shallow granular alluvium and adjacent to the River Thames.

A number of potential ground instability conditions have been identified which are associated with the natural geology, and relate to the potential presence of historical in ground obstructions, variable consistency of made ground and compressible clays and peat.

The following potential contaminants have been identified at the REP site and temporary construction areas:

- Hydrocarbons (TPH and PAH);
- Asbestos;
- Ground gases (methane, carbon dioxide, depleted oxygen levels); and
- Boron.

The receptors identified within this assessment include human health, surface water, ground water, property and ecological systems (further explanation of these receptors is available in **Chapter 13** of the Preliminary Environmental Information Report).

Through the adoption of mitigation measures (for example; the wearing of appropriate personal protective equipment, hygiene and systems of work for construction workers) the effects of both the construction and operation of the Proposed Development are assessed to be either **Negligible** or **Minor Beneficial**, neither of which are significant. No further mitigation has therefore been identified as being required.

Socio-Economics

An assessment is presented in **Chapter 14** of the Preliminary Environmental Information Report which identifies preliminary potential effects associated with the construction, operation and decommissioning of the Proposed Development upon the labour market and community infrastructure.

The study area for the assessment is based on a 60-minute drive time catchment from the REP site. This is considered to reflect the upper limit that individuals would typically commute on a daily basis. The assessment follows UK Government guidelines and best practice guidance.

The socio-economic profile of the study area identifies the area as having a readily available skilled labour, increasing population, above average economic activity and high educational attainment. The community infrastructure baseline identifies a number of facilities in proximity to the Proposed Development.

The assessment of likely effects identifies that the increase in construction jobs arising from the Proposed Development, as well as the increase in operational jobs required, has beneficial effects on the labour market.

Whilst these effects are considered (**Minor Beneficial**), they are not considered to be significant in Environmental Impact Assessment terms.

In terms of community infrastructure, it is concluded that effects associated with both construction and decommissioning activities would be **Minor** and not significant. Similarly, effects arising from the operational phase would be **Minor** and not significant.

The Proposed Development would have **Minor Beneficial** (not significant) effects on the socio-economic status of the area though both employment creation and capital expenditure and worker spending in the local economy.

During operation, there would be the equivalent of approximately 75 permanent jobs created. This is anticipated to bring **Minor Beneficial** (not significant) effects to the area in the vicinity of the REP site through the generation of jobs, supply chain linkages and employee spending. REP operation would provide approximately £16.8m and £24.9m per annum to the local and national economy respectively.

Other Considerations

The Proposed Development may give rise to other environmental effects over and above those described above, including Climate, Lighting, Human Health and Waste, for which specific assessments were not required as agreed through the Scoping Opinion provided by the Secretary of State.

Climate will be considered within topic chapters where relevant. However, it is envisaged that a qualitative assessment of greenhouse gas emissions will be submitted with the Development Consent Order application.

Lighting will be required both temporarily during the construction phase and permanently during the operational phase of the Energy Park. Consideration of lighting effects on ecological receptors will be

considered in the relevant assessments above, and a Lighting Statement will be submitted as part of the application. This will set out the principles for the operational lighting design for the REP site.

Human Health is considered through a Health Impact Assessment which is an Appendix to **Chapter 15** of the Preliminary Environmental Information Report. This, along with the Air Quality assessment, assesses the effects of the Proposed Development on Human Health. The preliminary assessment has not identified any significant negative effects to Human Health, and identified that there may be a significant long term positive effect on health outcomes associated with security of energy supply and the potential for connecting to a local district heating network.

In-Combination Effects

Individual environmental effects from the same project combining to result in a different/more significant effect on the same receptor can occur, these are referred to as in-combination effects. For example, an individual receptor (i.e. an ecological species) could be affected by noise impacts from the operation of REP as well as impacts to air quality from operational emissions.

The Preliminary Environmental Information Report has summarised (in **Chapter 16**) that there is the potential for in-combination effects to human, heritage, biodiversity, water body and community infrastructure receptors.

This assessment will be presented in the Environmental Statement, and will ensure that the combination of effects across environmental disciplines will be considered.

Cumulative Effects

The Preliminary Environmental Information Report has provided a 'long list' of other development which will be taken into consideration for the assessment of cumulative effects. This list will be refined and agreed for assessments within the Environmental Statement.

Significant adverse cumulative effects are not considered to be likely at this stage, however the cumulative assessment will be presented within the Environmental Statement.

5 ALTERNATIVES CONSIDERED

Suitability of the REP site

The REP site is considered highly suitable for the Proposed Development. Based on the following advantages, alternative sites were not considered:

- REP's proven and deliverable riverside location in London and access to the Applicant's River Thames network beyond;
- Use of the existing operational jetty and road access;
- Location within an existing urbanised/industrialised environment;
- Adequate footprint within the REP site for the development;
- Ability to connect to the local electricity distribution network;
- Located at what is considered to be an appropriate distance from existing residential receptors;
- Lack of conflict with statutory environmental designations (noting that although the REP site falls within a flood zone, it does however benefit from flood defences);
- Benefits from proximity to potential district heat network users; and
- The REP site is previously developed land.

Alternative Layouts

Alternative layouts of the Proposed Development were considered. Consideration was given to the requirements of the proposed energy generation technology, the space available within the REP site, and the requirement to ensure the adjacent RRRF remained fully operational.

Four layouts were considered, two on a north to south orientation and two on an east to west orientation (see **Chapter 4** of the Preliminary Environmental Information Report for further details).

It was identified that a north to south orientation opened views to and from the River Thames, and would enable efficient operations within the site.

It was further identified that orientating the Proposed Development such that the stack (and thus the narrower end of the Main REP Building) was located at the northern end would allow more opportunity for landscaping and would maximise the opportunity for Solar Photovoltaic Installations.

Use of the Marine Environment

During early stages of the project design process, it was considered whether temporary works within the River Thames (temporary causeway or temporary cranes) may be required to enable construction of the Proposed Development.

As the project design evolved it was recognised that no intrusive works in the marine environment were required. Only the existing jetty and mooring points would be utilised. This prevents the need to install a temporary causeway; lift components over a public footpath and flood defence wall; or the need for any localised dredging.

Electrical Connection route

Two options for connecting REP to the electricity distribution network were initially considered, routing to either Renwick Road, Barking (north west of the REP site, through an existing utility tunnel under the River Thames) or to the Littlebrook substation in Dartford (south east of the REP site).

Through working with UK Power Networks (UKPN), the Barking connection option was discounted due to insufficient space within an existing utility tunnel under the River Thames, therefore the Littlebrook connection was progressed.

Further consideration by UKPN has identified alternative routing options for connecting to the Littlebrook substation. A final decision on the connection route will be undertaken with UKPN and taking into account feedback from the consultation process. For the purpose of the assessments presented in the Preliminary Environmental Information Report, all route options to Littlebrook at Dartford have been considered.

Alternative Laydown Areas

There is insufficient space within the REP site to accommodate all temporary laydown, fabrication, welfare and parking provision that is required during the construction phase. A desk top exercise was undertaken to identify other sites which would be suitable to use.

Search criteria including overall area, distance from the REP site, distance to the A2016, and avoiding areas of high density housing. This identified nine sites, three of which were considered advantageous over the others (see **Chapter 5** of the Preliminary Environmental Information Report for further information). Due to proximity to the REP site and existing relationship with landowners, the land west of Norman Road was progressed.

Further information regarding the alternatives outlined above is available in **Chapter 5** of the Preliminary Environmental Information Report.

6 FURTHER INFORMATION AND NEXT STEPS

Consultees are invited to provide feedback and comments on the proposals and the preliminary findings during the consultation period which runs from 18th June 2018 to 30th July 2018 (inclusive).

Copies of the Preliminary Environmental Information Report, this Non-Technical Summary and the Figures may be examined during the statutory consultation period at the locations outlined in **Table 3** below:

Table 3 Inspection venues for consultation documents

VENUE NAME AND ADDRESS	OPENING TIMES	
Upper Belvedere Community Library, Woolwich Road Upper Belvedere DA17 5EQ	Monday	09.30-13.00
	Tuesday	09.30-17.30
	Wednesday	13.45-17.30
	Thursday	CLOSED
	Friday	09.30-17.30
	Saturday	09.30-14.30
	Sunday	CLOSED
London Borough of Bexley Civic Offices, 2 Watling Street Bexleyheath Kent DA6 7AT	Monday	09.00-17.00
	Tuesday	09.00-17.00
	Wednesday	09.00-17.00
	Thursday	09.00-17.00
	Friday	09.00-17.00
	Saturday	CLOSED
	Sunday	CLOSED
Dartford Library, Central Park Market Street Dartford Kent DA1 1EU	Monday	08.30-18.00
	Tuesday	08.30-18.00
	Wednesday	08.30-18.00
	Thursday	08.30-20.00
	Friday	08.30-18.00
	Saturday	09.00-17.00
	Sunday	CLOSED

The opening times provided in Table 3 are indicative and subject to the venue's operating procedures

The technical appendices to the Preliminary Environmental Information Report will only be available electronically at the council offices and libraries.

All consultation documents are available on the REP website: www.riversideenergypark.com

Consultation responses should be submitted to Cory by **17.00 on 30th July 2018**. Questions and comments on this document, the REP proposals and consultation responses can be submitted to Cory using the details below:

Email: info@riversideenergypark.com

Mail: FREEPOST RIVERSIDE ENERGY PARK

Phone: 0330 838 4254

7 FIGURES

Figure 1 Site Location Plan

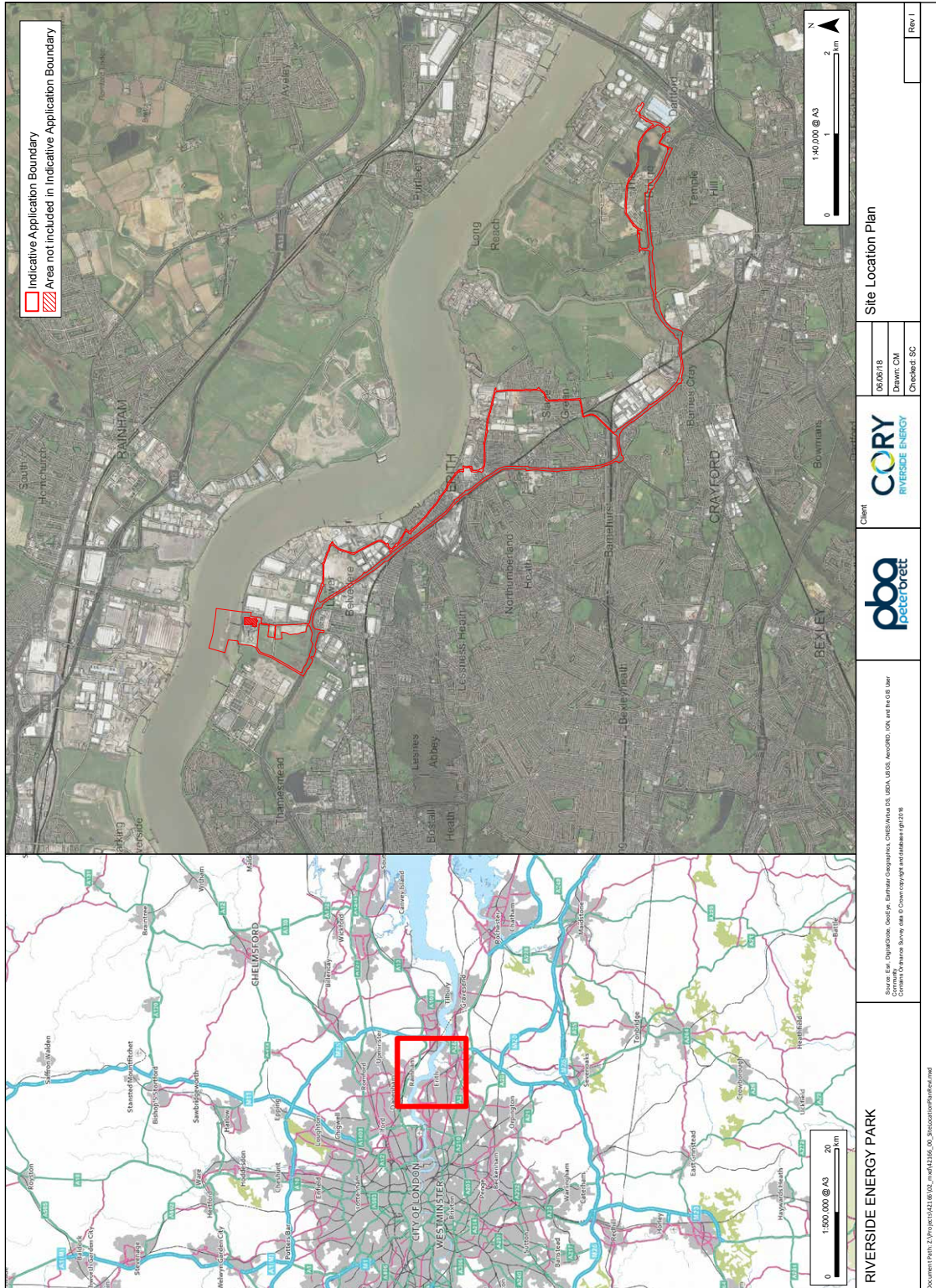
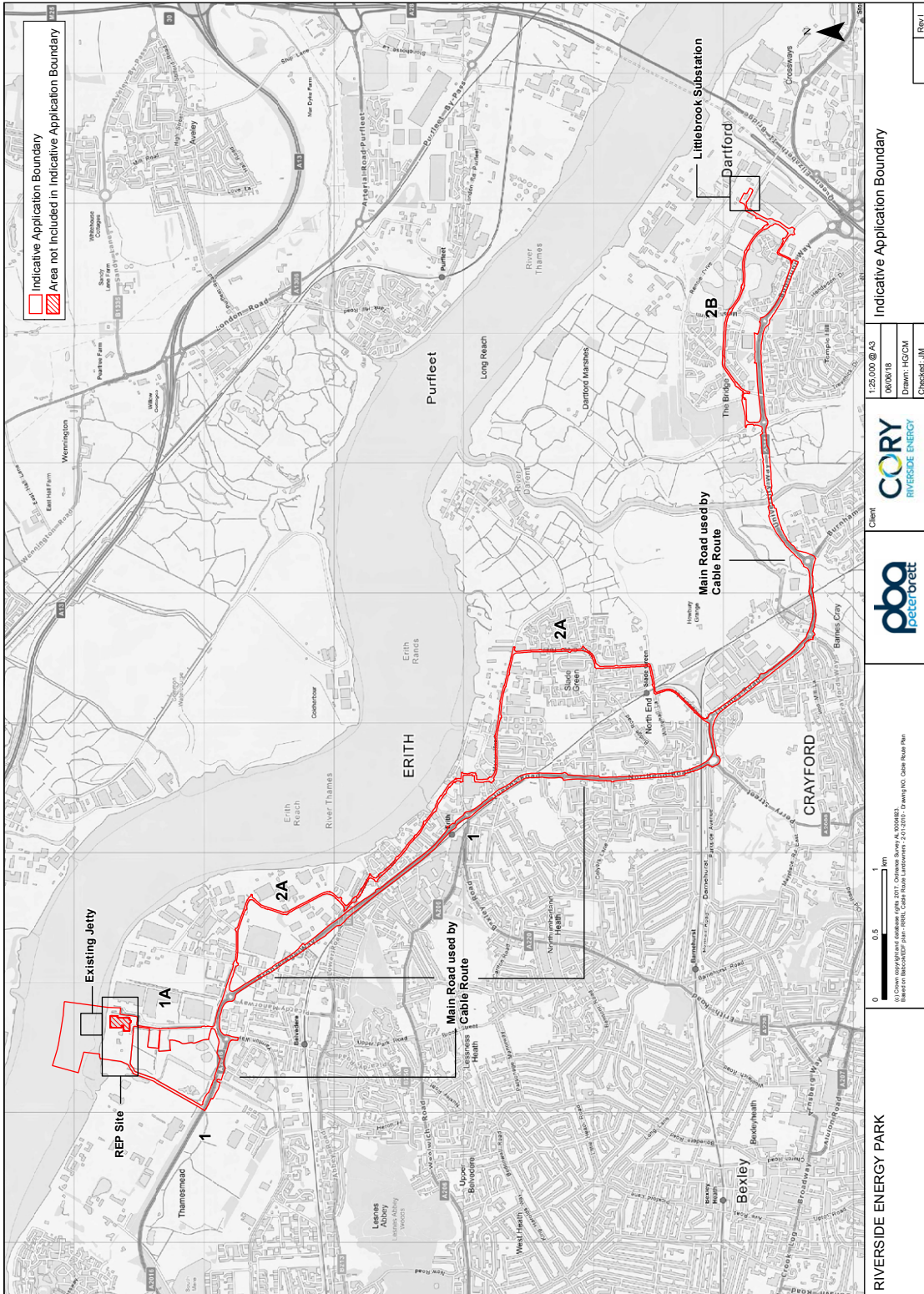


Figure 2 Indicative Application Boundary





www.riversideenergypark.com

Appendix G.3 Section 46 Notification

Our ref: EN010093

12 June 2018

The Planning Inspectorate
National Infrastructure Directorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

T: 0330 838 4254
E: info@riversideenergypark.com

FAO: Ewa Sherman

Dear Ms Sherman

RE: Riverside Energy Park, Belvedere, South East London
PINS Reference: EN010093
Section 46 Notification under the Planning Act 2008 (the 2008 Act)

The Secretary of State is hereby notified that Cory Environmental Holdings Limited (trading as Cory Riverside Energy) ('the Applicant') intends to make an application under Section 37 of the 2008 Act for a Development Consent Order ('DCO') to authorise the construction, operation and maintenance of an integrated energy park, known as Riverside Energy Park, at Norman Road in Belvedere in the London Borough of Bexley and an Electrical Connection to the Littlebrook substation located in the Borough of Dartford ('the Proposed Development'). The Proposed Development would comprise:

- the Riverside Energy Park, located to the north of Belvedere off Norman Road;
- the Electrical Connection, running underground between the Riverside Energy Park site and the Electrical Connection Point at Littlebrook substation into an existing National Grid building in Dartford;
- the Main Temporary Construction Compounds located to the south of the Riverside Energy Park site and west of Norman Road; and
- Other Cable Route Temporary Construction Compounds required to support the construction of the chosen Electrical Connection route.

The primary components of Riverside Energy Park, with a nominal rated electrical output of up to 96 MWe, comprise:

- an Energy Recovery Facility (ERF);
- an Anaerobic Digestion facility;
- a Solar Photovoltaic Installation;
- Battery Storage; and
- Enabling infrastructure for Combined Heat and Power to the site boundary to provide for potential future local district heating pipe connection.

The Proposed Application will also seek authorisation for the compulsory acquisition of interest in and rights over land, the temporary use of land and the overriding of easements and other rights.

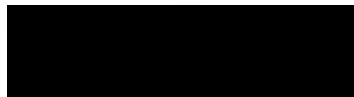
The Applicant is undertaking a statutory consultation on the Proposed Application in accordance with the requirements of Sections 42 and 47 of the 2008 Act. The consultation runs from 18th June to 30th July 2018 (inclusive).

Section 46 of the 2008 Act requires the Applicant to send to the Secretary of State the information that it will be providing to consultees under Section 42, on or before commencing Section 42 consultation. As such, please find enclosed the information that will be sent to the Section 42 consultees:

- I. A covering letter;
- II. Notification pursuant to Section 48 of the 2008 Act and Regulation 13 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009;
- III. A paper copy of the PEIR NTS; and
- IV. A USB drive containing an electronic copy of the PEIR and its technical appendices.

Should you require any further information, please do not hesitate to contact us.

Yours faithfully,



Dermot Scanlon
Director

For and on behalf of Peter Brett Associates LLP

Enclosures:

- I. A covering letter;
- II. Notification pursuant to Section 48 of the 2008 Act and Regulation 13 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009;
- III. A paper copy of the PEIR NTS; and
- IV. A USB drive containing an electronic copy of the PEIR and its technical appendices.

Appendix G.4 Acknowledgement of section 46 notification



National Infrastructure Planning
Temple Quay House
2 The Square
Bristol, BS1 6PN

Customer Services: 0303 444 5000
e-mail: RiversideEP@pins.gsi.gov.uk

Dermot Scanlon
Peter Brett Associates LLP
33 Bowling Green Lane
London
EC1R 0BJ

Your Ref:

Our Ref: EN010093

Date: 20 June 2018

Dear Mr Scanlon

Planning Act 2008 (as amended) – Section 46 and The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended) – Regulation 8

Proposed application by Cory Riverside Energy for an Order Granting Development Consent for the Riverside Energy Park

Acknowledgement of receipt of information concerning proposed application

Thank you for your letter dated 12 June 2018 and the following documentation:

- Section 46 Notification covering letter
- Notification pursuant to Section 48 of the PA2008 and Regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017,
- Covering letter to section 42 consultees,
- A paper copy of the Preliminary Environmental Information Report (PEIR) Non-Technical Summary (NTS), and
- A USB drive containing an electronic copy of the PEIR and its technical appendices.

I acknowledge that you have notified the Planning Inspectorate of the proposed application for an order granting development consent for the purposes of section 46 of the PA2008 and supplied the information for consultation under section 42. The following reference number has been given to the proposed application, which I would be grateful if you would use in subsequent communications:

EN010093

I also acknowledge notification in accordance with Regulation 8 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended) that you propose to provide an Environmental Statement in respect of the proposed development.

I will be your point of contact for this application – my contact details are at the end of this letter.

The role of the Planning Inspectorate in the application process is to provide independent and impartial advice about the procedures involved and to have open discussions with potential applicants, statutory bodies and others about the processes and requirements of the new regime. It is important that you keep us accurately informed of your timetable and any changes that occur.

We will publish advice we give to you or other interested parties on our website and, if relevant, direct parties to you as the applicant. We are happy to meet at key milestones and/or provide advice as the case progresses through the pre-application stage.

Once you have prepared draft documents we are able to provide technical advice, in particular on the draft Development Consent Order, Explanatory Memorandum, the Consultation Report and any draft HRA. You may therefore wish to build this into your timetables.

In the meantime, you may wish to have regard to the guidance and legislation material provided on our website including the Infrastructure Planning (Fees) Regulations 2010 (as amended) and associated guidance, which you will need to observe closely in establishing the correct fee to be submitted at the successive stages of the application process.

When seeking to meet your pre-application obligations you should also be aware of your obligation under the Data Protection Act 2018 to process personal data fairly and lawfully.

If you have any further queries, please do not hesitate to contact me.

Yours sincerely

Tracey Williams

Tracey Williams
Case Manager

Direct Line: 0303 444 5085
Helpline: 0303 444 5000
Email: Tracey.Williams@pins.gsi.gov.uk

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

<https://infrastructure.planninginspectorate.gov.uk>



Appendix G.5 Identification of Category 1, 2 and 3 parties

Riverside Energy Park – Identification of Category 1, 2, and 3 Parties

Cory Riverside Energy (the Applicant) have instructed Ardent (a company of Chartered Surveyors and Land Referencers) to undertake the diligent land referencing process and prepare the Book of Reference (Document Reference 4.3) and Land Plans (Document Reference 2.1) for the application. This note sets out in summary the land referencing methodology that has been adopted.

As required in accordance with the Planning Act 2008 (the Act), the Applicant was required to identify individuals in one or more of the categories set out in sections 44 and 57 of the Act. This included undertaking “diligent inquiry” to identify parties within Categories 1, 2 and 3, as defined in sections 44 and 57 of the Act.

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. Those identified have been included in the relevant sections of the Book of Reference (Document Reference 4.3).

General referencing methodology for Category 1 and 2

Initially Ardent carried out a non-contact desktop land referencing exercise through Land Registry via the polygon plus service (providing land registry title polygons and land registry documents), which was based on the Indicative Application Boundary as used in the Preliminary Environmental Information Report. This data was reviewed, extracting all proprietor information along with mortgagees, beneficiaries, rights, options and any other relevant interests. Companies house checks have been completed to confirm registered addresses, along with 192.com searches to confirm any changes of addresses or occupiers of any affected properties.

All interests identified through Land Registry, desktop referencing and other sources were sent a cover letter explaining the scheme and Request for Information (RFI) form in April 2018. This process requested confirmation of the interest/address as well as requesting information on any third party interests i.e. mortgagees or beneficiaries of any easements (utilities apparatus) and their land use. These were followed up by chasing the unresponsive land interests with a further letter in May, and by phone and email to encourage a greater response. All returned RFIs have been processed (recording the interested parties revealed and responding to any actions raised) and responses recorded. Further interests revealed through this process were also issued with RFIs to confirm their details.

Site visits were undertaken on 17th May 2018 and 9th July 2018. Where the relevant parties were not present at the time site visits were made, site notices were erected on site as close

as possible to the affected land parcels. Where access was not possible to the land directly, the notices were erected within the vicinity of the land affected. By doing so, third parties have been identified that may have an interest in the land. These third parties were subsequently sent RFI documents. Site visits also helped to identify ownership details of unregistered areas of land by talking to neighboring landowners or erecting site notices in the vicinity of the land. Notices were also affixed to any unregistered areas that were identified within the Indicative Application Boundary.

Adopted highways plans have been sought and obtained from London Borough Bexley, Kent County Council and Dartford Borough Council, along with Network Rail land ownership plans. This has allowed Ardent to confirm the exact location of their ownership/responsibility and Adopted Highways boundaries.

The London Borough of Bexley and the Kent County Council were contacted, along with desktop research, to identify special category land. One piece of Open Space Land was identified, and it was concluded that no Crown Land or other special category land has fallen within the Order Limits. The Open Space land is shown in the Land Plans (Document Reference 2.1), at plot 12/02 on Sheet 12.

Landowner engagement meetings have also assisted with the land referencing process and helped to clarify any outstanding details required. The first meeting was held on the 4th July 2017 and is an ongoing process.

Electrical Connection routes and subsoil/moiety owners

Where the electrical connection is to be placed within highway land which is adopted, the scope of referencing has been restricted to the Highway Authority. Where the land is not adopted and the Highway Authority is not the established owner of the land, the approach has been to include the registered owners of the private highway land.

The majority of the works are to be in the adopted section of the highway, meaning that the approach adopted is to reference the Highway Authority even where there are subsoil/moiety interest holders, as these subsoil interests will remain unaffected.

Where the Electrical Connection route is within the Adopted Highway, and where trenchless installation techniques e.g. Horizontal Directional Drilling (HDD) are required such that the works may fall outside the adopted highway, subsoil interests have been referenced, consulted (as documented in the Consultation Report, Document Reference 5.1) and included in the Book of Reference (Document Reference 4.3) as their interest in land would be affected by the proposed works (the presumption in law being that adjacent landowners have an ownership interest in the subsoil to the front of their property to the centreline of the highway).

Category 3 – Part 1 of the Land Compensation Act 1973 and Section 10 of the Compulsory Purchase Act 1965

Pursuant to section 10 of the Compulsory Purchase Act 1965 and Part 1 of the Land Compensation Act 1973, Applicants are required to identify any other land interests

potentially affected by the construction and subsequent operation of the infrastructure which may have given rise to claims.

It was concluded that the operation of the Proposed Development is unlikely to cause any increased impacts on its neighbours in terms of the seven physical factors as set out in Part 1 of the Land Compensation Act 1973. Assessments have concluded that the noise levels arising from the Proposed Development will be unlikely to result in an impact on receptors at 3db or above (please refer to the Environmental Statement Chapter 8). It has therefore been concluded that there would not be any likely Part 1 (Land Compensation Act 1973) claimants, or claimants under section 152(3) Planning Act 2008, to be referenced and therefore no properties have been included within the land referencing process for potential Part 1 claims.

In relation to section 10, those who have rights over private roads within the Order Limits have been referenced. In terms of impact from construction interference, as the works will be taking place within the adopted highway along the length of the cable route, laying of the cable would not affect any private accesses along the route and therefore there are no section 10 claims arising from the construction of the cable route section outside of the Order Limits.

Appendix G.6 RFI Letter and Form

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

REQUEST FOR INFORMATION

This is a Request for Information served on behalf of Cory Riverside Energy and relates to the property detailed in section 1 ('the Land')

The information requested is required in connection with a proposed application for a Development Consent Order which will authorise the construction and operation of the Riverside Energy Park in Belvedere, south-east London. More details about the Riverside Energy Park project are contained in the enclosed covering letter and can also be found on the project website: <https://www.coryenergy.com/news/cory-riverside-energy-reveals-plans-new-energy-park-london/>

Although the proposed Development Consent Order will include provisions for the compulsory acquisition of land required by the Promoters in connection with the proposed scheme, Cory will seek to obtain all necessary rights by agreement as far as is possible. However the Promoters require details of all parties holding a legal interest in the Land to ensure that everybody who has an interest in the Property is given the opportunity to comment when the application for the proposed Order is made.

We kindly request that you complete the attached form and return it using the pre-paid envelope provided. It would be helpful if you are able to provide the information within 14 days.

This information is solely for the purpose of identifying landowners and occupiers and not intended by either party to confer any right/interest in the nature of a tenancy or exclusive possession or occupation of said property and gives no proprietary interest in the property to Cory Riverside Energy.

Dated this XXXX

Ardent Management Limited

On Behalf of Cory Riverside Energy

**REQUEST FOR INFORMATION
DEVELOPMENT CONSENT ORDER (DCO)**

Cory Riverside Energy Park

When completing this form please use BLOCK CAPITALS. If some of the sections are not relevant or you do not know the answer to the questions, please indicate this by 'Not Applicable' or 'Not Known'

Please only provide information that relates to the areas of the Land within which you hold a legal interest, and if you do not hold an interest in the whole of the Property please specify on the attached plan the extent of your interest, and any rights referred to below and return the plan together with this form.

When you have completed this form please return it using the freepost envelope provided.

Section 1 – Address Details

Please correct the full address of the Land if the details below are inaccurate.

Title number	Full Address
	[Land Description]

Section 2 – Details of the Freehold Ownership of the Land

Please provide details of the freehold owner of the Land.

Name of the Freehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)

If you are able to provide a contact name and contact details for a specified representative including agent of the freehold owner please provide those details below.

Name of principal freehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact

Section 3 – Details of the Leasehold Ownership of the Land

Please provide details of every party that you believe to hold a leasehold interest in the Land/property. If there is insufficient space on this form please append a schedule of leasehold interests to this notice.

	Name of the Leasehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)
1				
2				
3				

If you are able to do so, please also provide details of the length of each lease, and the length of term remaining (please use additional paper if necessary):

1

2

If you are able to provide a contact name and contact details for a specified representative including agent of each leasehold owner please provide those details below.

	Name of principal leasehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 4 – Details of the Occupiers of the Land

Please provide the details of any other tenants, sub-tenants and / or occupiers of the Land that you are aware of.

	Name of Interested Party	Full Address (incl. Post code)	Nature of Interest	Land Registry Title Number (if known)
1				
2				
3				

If you are able to, please also provide details of the length of each tenancy / sub-tenancy / licence, and the length of term remaining:

1

2

3.....

If you are able to provide a contact name and contact details for a specified representative including agent of each party please provide those details below.

	Name of principal contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 5 – Details of other 3rd parties

Is the Land/property subject to any mortgage or equitable interest?

YES

NO

If yes, please give details below.

	Company Name	Address
1		
2		

Do you know of any easements or wayleaves across the Land, such as those for pipelines or cables?

YES

NO

If yes, please give details below.

	Company Name	Address
1		
2		

If you know the location of the utilities it would be helpful to mark these on the plans.

Section 6 – Matters affecting land

What is the current use of the Land?

.....

.....

Are there any planning permissions affecting the land which have not been implemented yet?

YES

NO

If so, please provide details and/or the planning application reference number below.

	Planning application number	Details of application
1		
2		

Section 7

Is any of the information provided likely to change during the next six months?

YES

NO

If yes, please provide details below.

.....

.....

.....

Please print your name and sign below to confirm that the information you have provided is correct to the best of your knowledge.

Signature

Print Name

Position (if signing on behalf of a Company)

Date

**Thank you for taking the time to complete this form.
Please return it using the pre-paid envelope provided.**

Our ref:

Max Curson tel. 07825 069 090
maxcurson@ardent-management.com

Chris Sim tel. 07458 102750
chrissim@ardent-management.com

30th April 2018

Dear Sir/Madam,

Cory Riverside Energy –Riverside Energy Park - Request for Land Ownership Information

As you may be aware, Cory Environmental Holdings trading as Cory Riverside Energy (Cory) a leading recycling, energy recovery and resource management company, is currently developing proposals to build an integrated, low-carbon energy park at its site on Norman Road, Belvedere, in the London Borough of Bexley.

The purpose of this letter is to request information about land which may potentially be affected by the proposals.

You may be aware that we are currently conducting a consultation on our proposals. This letter does not affect any response or information in relation to that consultation. The plan attached to this letter (Revision M of our Indicative Application Boundary) includes additional areas that are currently under consideration as a result of ongoing engineering studies. If these areas are to be included in our future application then they would be subject to separate consultation as necessary.

The proposed energy park would complement Cory's existing Riverside Resource Recovery Facility (RRRF), and comprise a range of technologies including waste energy recovery, anaerobic digestion, solar panels, and battery storage. Cory forecasts that the proposed Riverside Energy Park would generate up to 96 megawatts (MW) of low carbon renewable electricity at peak times, which taken together with the permitted capacity of 72 MW from the existing RRRF is the equivalent of powering c.300,000 homes across London (almost 10% of London's 3.2m households). Further information can be found at: www.riversideenergypark.com and up and coming community engagement events.

The proposed energy park is classed as a Nationally Significant Infrastructure Project under the Planning Act 2008 and so will require Cory to apply for a Development Consent Order (DCO) from the Secretary of State. If the application is successful, the DCO will grant the powers which will enable Cory to acquire the necessary interests in and rights over land in order to construct, maintain and operate the Riverside Energy Park.

As part of the application for development consent Cory is required to produce a Book of Reference which identifies all landowners, occupiers and other interests who may be affected by the project. These people will have the chance to comment on the proposals and participate in the examination of the application once it is submitted.

Land Referencing

Ardent is a firm of Chartered Surveyors and has been instructed to carry out the land referencing for the project on behalf of Cory. This letter and the enclosed form are the first stage in the land referencing process and will help us to identify as many of the interested parties potentially affected by the proposals as possible.

The information requested will be used for a variety of purposes; to ensure all affected parties are consulted, informed and kept up to date with the proposals; are included in the Book of Reference (a statutory document detailing all affected parties) which is submitted with each application; and for any further environmental survey access requests, required as part of the Environmental Impact Assessment submitted with the application.

From initial enquiries, we believe you hold an interest in part of the land shown on the enclosed plans. This area of land is potentially affected by the proposals and we would be grateful if you could complete the enclosed form, providing as much information as possible and return in the enclosed prepaid envelope. Please feel free to include any marked up plans.

If you have any general questions on the project or if you require any assistance in completing the land referencing form, please do not hesitate to contact myself or Chris Sim, using the contact details on the first page.

We kindly request that you complete the attached form and return it to Ardent using the pre-paid envelope provided. It would be helpful if you are able to provide the information within 14 days.

Thank you for your cooperation.

Yours faithfully,



Max Curson
Senior Land Referencer (Ardent)
For and on behalf of Cory Riverside Energy

Enc: RFI Form, Plans, Prepaid return envelope

Our ref: XX

Max Curson tel. 07825 069 090
maxcurson@ardent-management.com

Name
Address

Chris Sim tel. 07458 102750
chrissim@ardent-management.com

30th May 2018

Dear ,

RE: Cory Riverside Energy – Riverside Energy Park

Request for Information - Reminder

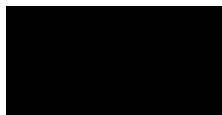
We recently sent a letter and an accompanying Request for Information ('RFI') to you, together with plans showing the draft land required for the Riverside Energy Park project proposed by Cory Environmental Holdings Limited (trading as Cory Riverside Energy) (Cory). We do not appear to have received a response from you. The construction and operation of Riverside Energy Park and all associated infrastructure must be authorised by a Development Consent Order ("DCO"). Cory intend to lodge an application for a DCO later in 2018 and as part of the application, Cory is required to produce a Book of Reference to identify all persons who may be affected by the scheme.

Please complete the RFI form including as many details as possible as to the ownership and occupancy of your land, and return it to Ardent using the return envelope enclosed. This will allow us to ensure that everybody who may be affected by the proposals is informed when the application is submitted, and to ensure you have an opportunity to make representations either for or against the project. It is in your interest to ensure that we hold the correct details for your property and its residents, occupiers and users.

For your convenience, we enclose the form again here. If you require any assistance completing the form, or would like a meeting on site, please do not hesitate to contact us on the details above. If you have recently posted your RFI then please ignore this letter.

Thank you for your cooperation.

Yours faithfully,



Max Curson
Senior Land Referencer (Ardent)
For and on behalf of Cory Riverside Energy