

Riverside Energy Park

Environmental Statement

Chapter 2: Regulatory and Policy Background

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Contents

2 Regulatory and Policy Background..... 1

- 2.1 Introduction 1
- 2.2 National Planning Policy and Strategies 4
- 2.3 Regional Planning Policy, Guidance and Strategies 14
- 2.4 Local Planning Policy, Guidance and Strategies..... 18
- 2.5 Planning Considerations in Neighbouring Boroughs 18

Tables

Table 2.1 Legislation and policies relevant to the Proposed Development..... 1

Table 2.2 NPS EN-1 Assessment Principles 5

Table 2.3 NPS EN-3 Assessment Principles 10

Table 2.4 NPS EN-5 Assessment Principles 12

Document Reference 6.3 - Appendices

Appendix A.3 – Policy Background

2 Regulatory and Policy Background

2.1 Introduction

- 2.1.1 This Chapter provides an overview of the regulatory and policy framework relevant to the Riverside Energy Park (REP) Development Consent Order (DCO) and includes policies at national, regional and local level.
- 2.1.2 The Planning Act 2008 (PA 2008) requires that DCO applications must be determined in accordance with the relevant National Policy Statements (NPSs) – subject to limited exceptions. The NPSs provide the overarching principles relevant to major energy infrastructure and the tests against which nationally significant infrastructure projects, such as REP, should be determined.
- 2.1.3 In deciding applications, 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) (2011) (NPS EN-1) clarifies that Development Plan Documents or other documents in Local Development Frameworks may be both important and relevant considerations to the Secretary of State’s decision-making. However, as confirmed by NPS EN-1 (paragraph 4.1.5), any conflict between the National Policy Statements and local policy is resolved by the principle that policy of the National Policy Statements ‘prevails’.
- 2.1.4 The table below sets out the legislation and policy documents relevant to the consideration of the REP DCO.

Table 2.1 Legislation and policies relevant to the Proposed Development

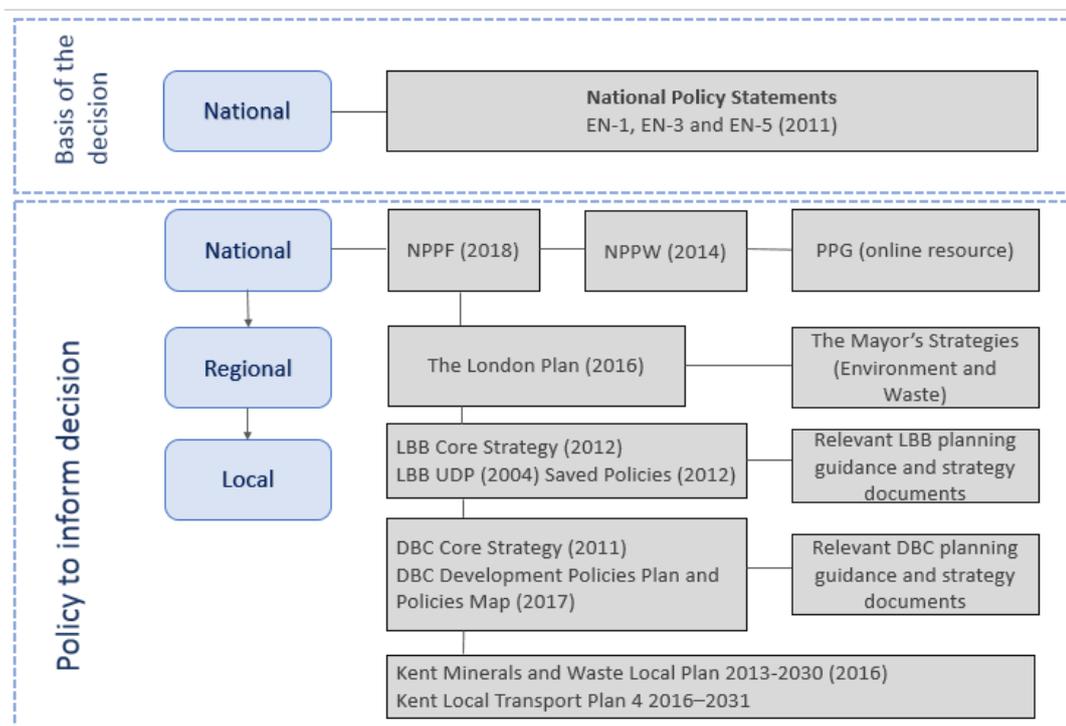
Type	Policy/Legislation
Legislation	a) European Directives: <ul style="list-style-type: none"> ■ EIA Directive (2011/92/EU) (as amended by EIA Directive 2014/52/EU) ■ Habitats Directive (92/43/EEC) ■ Landfill Directive (1999/31/EC) ■ Waste Framework Directive (2008/98/EC) ■ Waste Incineration Directive (2010/75/EU) ■ Energy Efficiency Directive (2012/27/EU) ■ Air Quality Directive (2008/50/EC)

Type	Policy/Legislation
	<ul style="list-style-type: none"> ■ Industrial Emissions Directive (2010/75/EU) ■ Birds Directive (2009/147/EC) ■ Medium Combustion Plant Directive (2015/2193/EU) ■ Environmental Liability Directive (2004/35/EC) <p>b) The Planning Act 2008 (as amended)</p> <p>c) The Infrastructure Planning (Applications Prescribed Forms and Procedure (APFP)) Regulations 2009</p> <p>d) The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (as amended)</p> <p>e) Air Quality (England) Regulations 2000 (Statutory Instrument, 2000)</p> <p>f) Air Quality (Amendment) (England) Regulations 2002 (Statutory Instrument, 2002)</p> <p>g) Control of Pollution Act 1974 (COPA) (as amended)</p> <p>h) Environmental Protection Act 1990 (as amended)</p> <p>i) Conservation of Habitats and Species Regulations 2017</p> <p>j) Wildlife and Countryside Act 1981 (as amended)</p> <p>k) The Natural Environmental and Rural Communities Act 2006 ('NERC') (as amended)</p> <p>l) Flood and Water Management Act 2010</p> <p>m) Water Environment (Water Framework Directive) (England and Wales) Regulations 2017</p> <p>n) The Environmental Permitting (England and Wales) Regulations 2016 (as amended)</p> <p>o) The Water Resources Act 1991</p> <p>p) The Land Drainage Act 1991</p> <p>q) Water Act 2003</p>
<p>National planning policy and strategies</p>	<p>a) Overarching National Policy Statement for Energy (EN-1) (2011) ('NPS EN-1')</p> <p>b) National Policy Statement for Renewable Energy Infrastructure (EN-3) (2011) ('NPS EN-3')</p> <p>c) National Policy Statement for Electricity Networks Infrastructure (EN-5) (2011) ('NPS EN-5')</p> <p>d) National Planning Policy Framework ('NPPF') (2018)</p> <p>e) National Planning Policy for Waste ('NPPW') (2014)</p>

Type	Policy/Legislation
	f) Planning Practice Guidance ('PPG') (online resource)
London policy and strategies	<ul style="list-style-type: none"> a) The London Plan (2016) b) London Environment Strategy (2018) ('LEnvS') c) Mayor's Transport Strategy (2018) ('MTS') d) London Riverside Opportunity Area Planning Framework (2015) ('London Riverside OAPF') e) London Plan: the Control of Dust and Emissions During Construction and Demolition Supplementary Planning Guidance ('SPG') (2014) f) London Plan: Shaping Neighbourhoods: Character and Context SPG NTS (2014) g) London Plan: Sustainable Design and Construction SPG (2014) h) London's Wasted Resource: The Mayor's Municipal Waste Management Strategy (2011) ('MMWMS') i) Managing risks and increasing resilience: The Mayor's Climate Change Adaptation Strategy (2011) j) Delivering London's Energy Future: The Mayor's Climate Change Mitigation and Energy Strategy (2011) k) Making Business Sense of Waste: The Mayor's Business Waste Strategy for London (2011) l) Draft London Plan showing Minor Suggested Changes (2018) m) The Mayor's Draft Economic Development Strategy for London (2017)
Local policy, guidance and strategies	<ul style="list-style-type: none"> a) Bexley Core Strategy (2012) b) Bexley Unitary Development Plan ('UDP') (2004) Saved Policies (2012) c) Bexley Energy Masterplan (2016) d) Bexley Growth Strategy (2017) e) Dartford Core Strategy (2011) f) Dartford Development Policies Plan and Policies Map (2017) g) Kent Minerals and Waste Local Plan 2013-2030 (2016) h) Kent Local Transport Plan 4: Delivering Growth without Gridlock 2016–2031 i) Thamesmead and Abbey Wood Supplementary Planning Document (SPD) (2009)

2.1.5 The NPSs listed in **Table 2.1** will form the primary basis for the decision on the REP DCO. However, other policy documents which are considered relevant and important to the REP DCO will also inform the decision. **Plate 2.1** sets out a hierarchy of relevant policy documents.

Plate 2:1 Hierarchy of policy documents for decision making



2.1.6 The following sections provide an overview of the relevant NPSs and policies contained in national, regional and local policy documents and strategies. **Appendix A.3** provides further details of policies from adopted and emerging policy documents which may be considered relevant to the REP DCO.

2.2 National Planning Policy and Strategies

2.2.1 The NPSs are the primary policy documents used in decision making for DCO applications. The NPSs relevant to the REP DCO are NPS EN-1, EN-3 and EN-5.

Overarching National Policy Statement for Energy (EN-1) (2011)

2.2.2 NPS EN-1 sets out the Government’s policy for the delivery of major energy infrastructure in England and Wales. It recognises that there is a requirement to provide new energy infrastructure to meet the need for 59 GW of new electricity capacity across the UK by 2025.

2.2.3 Paragraph 4.1.2 states that given the level and urgency of need for infrastructure covered by Part 3 of NPS-EN1, the decision maker should start with a presumption in favour of granting consent to applications for energy Nationally Significant Infrastructure Projects (NSIPs). The presumption applies

unless any more specific policies set out in relevant NPSs clearly indicate that consent should be refused, subject to the provisions of Section 104 of the PA 2008.

2.2.4 Paragraph 4.1.3 states in considering any proposed development, the decision maker should consider:

- *“its potential benefits including its contribution to meeting the need for energy infrastructure, job creation and any long-term or wider benefits; and*
- *its potential adverse impacts, including any long-term and cumulative adverse impacts, as well as any measures to avoid, reduce or compensate for any adverse impacts.”*

2.2.5 In the context of the above, paragraph 4.1.4 states that the decision maker should take into account environmental, social and economic benefits and adverse impacts, at national, regional and local levels.

2.2.6 Part 4 of NPS EN-1 outlines the general assessment principles which should be taken into consideration for energy NSIPs and those of relevance to the Proposed Development are summarised in **Table 2.2**.

Table 2.2 NPS EN-1 Assessment Principles

Topic	NPS EN-1 Ref	Policy
Environmental Statement (ES)	4.2.1 - 4.2.11	<p>Applicants are required to submit an ES describing the aspects of the environment likely to be significantly affected by the proposed development and how any likely significant adverse effects would be avoided or mitigated.</p> <p>The ES should set out the likely significant environmental, social and economic impacts at all stages of development.</p> <p>The decision maker should consider how the interrelationship and accumulation of different effects might affect the environment, economy or community as a whole, even though certain effects may be considered acceptable on an individual basis.</p>
Habitats and Species Regulations	4.3.1	<p>The decision maker must consider whether the project may have a significant effect on a European site or a site protected to the same extent by policy under the Habitats and Species Regulations either alone or in combination with other plans or projects.</p>

Topic	NPS EN-1 Ref	Policy
		<p>The applicant is required to consult with Natural England and provide the decision maker with any information considered necessary for Appropriate Assessment. This may include information on proposed mitigation measures to minimise or avoid likely effects.</p>
Alternatives	4.4.1 - 4.4.3	<p>NPS EN-1 does not contain any general requirement to consider alternatives or establish whether the proposed project represents the best option. However, EN-1 states that where there is a policy or legal requirement to consider alternatives, the applicant should describe the main alternatives they have considered in compliance with these requirements. The NPS notes that these requirements include:</p> <ul style="list-style-type: none"> ■ the ES must contain information on the main alternatives considered by the applicant and set out the main reasons for the applicant’s choice, considering the environmental, social and economic effects and, where relevant, technical and commercial feasibility. <p>Subject to any relevant legal requirements, the NPS states that the decision maker should be guided by the following principles when deciding what weight should be given to alternatives:</p> <ul style="list-style-type: none"> ■ the consideration of alternatives in order to comply with policy requirements should be carried out in a proportionate manner; ■ whether there is a realistic prospect of the alternative delivering the same infrastructure capacity (including energy security and climate change benefits) in the same timescale; and ■ alternative proposals can be excluded on the grounds that they are not important and relevant to the decision where the necessary development could not proceed (for example

Topic	NPS EN-1 Ref	Policy
		because they are not commercially viable or physically suitable) or where the alternative proposal would not be in accordance with the policies set out in the relevant NPS.
Criteria for “good design” for energy infrastructure	4.5.1 - 4.5.6	Good design covers aesthetics, functionality, durability, sensitive use of materials and appropriate siting in relation to existing landscape character. Applicants are required to justify their proposed design and demonstrate a sustainable structure and efficient use of resources. Applicants are also encouraged to seek independent professional advice. Decisions will consider the extent to which the application fulfils the ultimate purpose of the infrastructure taking account of relevant operational, safety and security requirements.
Consideration of Combined Heat and Power (CHP)	4.6.1 – 4.6.12	Thermal generating station applications are required to include CHP or at least consider the use of CHP and applicants should consult with stakeholders in this respect including: potential heat customers, Homes England, Local Enterprise Partnerships and Local Authorities.
Climate change adaptation	4.8.1 - 4.8.13	<p>The decision maker must consider the UK Climate Projections available at the time that the applicant’s ES was prepared to ensure appropriate mitigation is identified. The emissions scenario from the Independent Committee on Climate Change should be used at the minimum.</p> <p>Adaptation measures should use the most up to date Climate Change Risk Assessment and consultation should be undertaken with the Environment Agency (EA).</p>
Grid connection	4.9.1 – 4.9.4	The Secretary of State will need to be satisfied that there is no reason why a grid connection cannot be secured from National Grid or the relevant Distribution Network Operator although the connection does not have to be secured at the time that the application is submitted.

Topic	NPS EN-1 Ref	Policy
Pollution control and other environmental regulatory regimes	4.10.1 – 4.10.8	The Secretary of State will consider if the proposed development constitutes an acceptable use of land. The applicant is required to demonstrate that all environmental permitting requirements can be met as necessary. Applicants must prove that the relevant pollution control authority will be satisfied, adequate pollution controls will be provided and that the cumulative effects associated with the proposed development are acceptable, particularly in relation to statutory environmental quality limits.
Safety	4.11.1- 4.11.4	The Health and Safety Executive (HSE) should be consulted on all safety related matters. Energy infrastructure projects may be required to meet the Control of Major Accident Hazards (COMAH) Regulations (2015) and in such instances the applicant should consult with the competent authority.
Hazardous Substances	4.12.1 – 4.12.3	Hazardous Substances Consent should be sought by all applications proposing to hold hazardous substances above the relevant thresholds. Pre-application consultation with the HSE should be undertaken.
Health	4.13.1 – 4.13.5	The ES should assess the effects on human beings for each element of the project, identifying any adverse health impacts and identifying measures to avoid, reduce or compensate for these impacts as appropriate. Elements of energy infrastructure which may negatively affect human health are unlikely to be used as a reason for refusal under the PA 2008 since they are generally subject to separate regulation.
Common law nuisance and statutory nuisance	4.14.1- 4.14.3	Applicants must demonstrate that they have considered potential sources of nuisance under Section 79(1) of the Environmental Protection Act (1990) and must propose appropriate mitigation at submission stage to demonstrate that appropriate requirements can be included in a DCO.

Topic	NPS EN-1 Ref	Policy
Security considerations	4.15.1 – 4.15.5	National security considerations may be required where a proposed development involves potentially critical infrastructure. The Centre for the Protection of National Infrastructure is responsible for confirming to the Secretary of State that security issues have been adequately assessed.

2.2.7 Part 5 of NPS EN-1 outlines the generic impacts which arise from the development of any energy infrastructure covered by NPSs or are relevant to all types of energy infrastructure. Those of relevance to the Proposed Development are:

- Air quality and emissions;
- Biodiversity and geological conservation;
- Civil and military aviation and defence interests;
- Dust, odour, artificial light, smoke, steam and insect infestation;
- Flood risk;
- Historic environment;
- Landscape and visual;
- Land use including open space, green infrastructure and Green Belt;
- Noise and vibration;
- Socio-economic;
- Traffic and transport;
- Waste management; and
- Water quality and resources.

2.2.8 NPS EN-1 has informed the scope of the Applicant’s assessment and proposed means of mitigation for each generic impact.

2.2.9 The technology-specific NPSs provide further detail on the way in which these impacts should be considered in the context of applications for the specific technology in question. The technology-specific NPSs relevant to the Proposed Development include NPS EN-3 and NPS EN-5. The relevant generic impacts

from NPS EN-1, NPS EN-3 and NPS EN-5 are addressed in **Chapters 6 - 14** of this Environmental Statement (ES). The Planning Statement (**Document Reference 7.1**) provides a detailed assessment of the Proposed Development against the requirements of the relevant NPSs.

National Policy Statement for Renewable Energy Infrastructure (EN-3) (2011)

2.2.10 NPS EN-3 is applicable to the REP DCO since it applies to nationally significant energy from biomass/waste infrastructure in England and Wales with at least 50 MW electrical generating capacity.

2.2.11 Part 2 of NPS EN-3 outlines the assessment principles which should be taken into consideration for Energy from Waste (EfW) generating stations in addition to general assessment principles set out in Part 4 of EN-1. Those relevant to the Proposed Development are summarised in **Table 2.3**.

Table 2.3 NPS EN-3 Assessment Principles

Topic	NPS EN-3 Ref	Policy
Climate change	2.3.1-2.3.5	Applicants should demonstrate that renewable energy infrastructure is resilient to climate change in accordance with Section 4.8 of EN-1. Since EfW generating stations may require significant water resource, applicants should also consider how plant will be resilient to the increased risk of flooding and drought affecting river flows.
Air quality and emissions	2.5.37 - 2.5.45	The EIA should include an assessment of air emissions resulting from the proposed development and demonstrate compliance with the Waste Incineration Directive (WIncD ¹) and Large Combustion Plant Directive (Section 5.2 of EN-1). Pollutants of concern include NO _x , SO _x , particulates, CO ₂ , heavy metals, dioxins and furans. The decision maker should not regard the proposal as having an adverse impact on health if the requirements of WIncD are met and local air quality standards are not exceeded.
Landscape and visual	2.5.46 - 2.5.52	A landscape and visual impact assessment should be undertaken in accordance with Section 5.9 of EN-1. The decision maker should

¹ The Waste Incineration Directive (2000/76/EC) and Large Combustion Plant Directive (2001/80/EC) have been replaced by the Industrial Emissions Directive (2010/75/EU)

Topic	NPS EN-3 Ref	Policy
		be mindful that a waste generating station will need to generally be at least 25 m high to accommodate the required components (fuel reception, storage facilities, combustion chamber and abatement units). Generating stations are expected to provide sufficient landscaping to be visually screened at low level from surrounding external viewpoints.
Noise and vibration	2.5.53 - 2.5.58	The impacts of noise and vibration on amenity should be assessed in accordance with Section 5.11 in EN-1. The assessment should demonstrate that noise impacts can be adequately mitigated through requirements attached to the consent. Development consent should not be granted unless the decision maker is confident that the proposals meet the aims set out in paragraph 5.11.9 in EN-1.
Odour, insect and vermin infestation	2.5.59 - 2.5.63	The applicant should assess the potential for insect infestation and odour emissions in accordance with EN-1 Section 5.6. In EfW generating stations the reception, storage and handling of waste should be carried out within defined areas for example bunkers or silos, and within enclosed buildings.
Waste management	2.5.64 - 2.5.70	An assessment should examine the conformity of the scheme with the waste hierarchy and the effect of the scheme on the relevant waste plan or plans and the extent to which the generating station contributes to the recovery targets in relevant strategies and plans. The decision maker should be satisfied that the proposed waste generating station is in accordance with the waste hierarchy and will not compromise the achievement of local or national waste management targets.
Residue management	2.5.71 - 2.5.83	The ES should include details of the production and disposal of residues and consider the capacity of existing waste management sites for dealing with residues over the planned life of the power station. The decision maker should be satisfied that management plans for residue

Topic	NPS EN-3 Ref	Policy
		disposal minimise the amount that cannot be used for commercial purposes.
Water quality and resources	2.5.84 - 2.5.87	The applicant should assess the potential effects on water quality or resources in accordance with EN-1 Section 5.15 and seek to demonstrate that appropriate measures will be put in place to avoid or minimise adverse impacts of abstraction and discharge of cooling water. The decision maker should be satisfied that the applicant has demonstrated measures to minimise adverse impacts on water quality and resources as described above and in EN-1.

National Policy Statement for Renewable Energy Infrastructure (EN-5) (2011)

2.2.12 NPS EN-5 is relevant to the REP DCO since it applies to electricity networks in England with a voltage of 132 kilovolt (kV) or higher which are carried on towers/poles or buried underground, as well as associated infrastructure including substations and converter stations.

2.2.13 Part 2 of NPS EN-5 outlines the assessment principles which should be taken into consideration for electricity network infrastructure proposals in addition to general assessment principles set out in Part 4 of EN-1. Those relevant to the Proposed Development are summarised in **Table 2.4**.

Table 2.4 NPS EN-5 Assessment Principles

Topic	NPS EN-5 Ref	Policy
Climate Change	2.4.1 - 2.4.2	The ES should assess the resilience of the project to climate change and the potential effects of flooding (particularly for substations that are vital for the electricity network) wind and storms on overhead lines; higher average temperatures leading to increased transmission losses; and earth movement or subsidence caused by flooding or drought.
Landscape and Visual	2.8.1 - 2.8.11	The ES should consider generic landscape impacts (EN-1 Section 5.9) and should also provide details of how consideration has been given to undergrounding or sub-sea cables as a

Topic	NPS EN-5 Ref	Policy
		way of mitigating impacts and, where these have not been adopted on grounds of costs, the ES should explain how the costs of mitigation have been calculated.
Noise and Vibration	2.9.1 - 2.9.13	The ES should consider generic noise impacts (EN-1 Section 5.11) that may also arise from substation equipment.
Electric and Magnetic Fields (EMFs):	2.10.1 - 2.10.16	<p>Overground cables produce EMFs which can have direct and indirect effects on human health. Undergrounding cables eliminates the electric field however they produce magnetic fields which are highest directly above the cable. The ES should provide evidence of compliance with the Government’s voluntary code of practice ‘Power Lines: Demonstrating compliance with EMF public exposure guidelines’ (2012) and the International Commission on Non-Ionizing Radiation Protection (‘ICNIRP’) (1998).</p> <p>EN-5 states that the applicant should design the height, position, insulation and protection measures to ensure compliance with the Electricity Safety, Quality and Continuity Regulations 2002. However, EN-5 is clear that no further mitigation is necessary where proposals comply with the current public exposure guidelines and policy on phasing.</p>

2.2.14 Although the NPSs are the primary policy documents used in decision making for DCO applications, the Secretary of State may also have regard to other national, regional and local planning policies if these are considered important and relevant. The Planning Statement (**Document Reference 7.1**) considers how the Proposed Development complies with the relevant national, regional and local planning policies. An overview of the relevant national, regional and local planning context is provided in the paragraphs below.

Other National Planning Policy and Guidance

2.2.15 Other national policy documents which have been considered in the preparation of this application include the NPPF, the PPG and NPPW.

2.2.16 The revised NPPF (NPPF 2018) was published in July 2018 and sets out the Government’s strategic planning policies for England. The NPPF 2018 does not

contain specific policies for nationally significant infrastructure projects or for waste management. However, paragraph 5 emphasises the importance of NPPFs in the determination of NSIPs while recognising that NPPF policies may be considered by the Secretary of State as a relevant matter in decision-making. A summary of NPPF 2018 policies which are relevant to this application is provided at **Appendix A.3**.

2.2.17 The NPPF 2012 is referenced in **Chapters 6-14** but only in relation to draft London Plan policies. The SoS letter issued on 27th July 2018² confirms that, although the draft London Plan will be examined against the NPPF 2012, the published London Plan should be reviewed immediately to ensure it is consistent with the NPPF 2018. Thus, where there is a policy conflict with draft London Plan policies which are based on the NPPF 2012, the NPPF 2018 takes precedence.

2.2.18 The PPG was first published as an online resource in March 2014. The PPG provides detailed guidance on implementing the NPPF policies and is updated on a regular basis. Relevant sections of the PPG are identified at **Appendix A.3**.

2.2.19 The NPPW, published in October 2014, sets out the Government's ambition to develop a more sustainable and efficient approach to resource use and management. Relevant sections of the NPPW are identified at **Appendix A.3**.

2.3 Regional Planning Policy, Guidance and Strategies

2.3.1 Regional policy and Mayoral strategy documents which have been considered in the preparation of this application include the following:

- The London Plan (2016): provides the overall strategic plan for Greater London setting out a fully integrated economic, environmental, transport and social framework for the development of London up to 2036. Relevant policies of the London Plan which are material to this DCO application are identified at **Appendix A.3**;
- The Draft London Plan (2018): the Mayor published the new Draft London Plan for consultation between 1 December 2017 and 2 March 2018 and subsequently published the new Draft London Plan showing Minor Suggested Changes on 13 August 2018. The published provisional timetable indicates that the new Draft London Plan will be examined in early 2019 and the final plan published by Autumn 2019;
- London Environment Strategy ('LEnvS') (2018): sets out objectives to improve the environment including specific policies and targets for air quality, climate change mitigation, energy and waste;

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https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/730327/20180727_Letter_from_Secretary_of_State_to_the_Mayor_of_London_on_the_London_Plan_and_the_NPPF.pdf

- Mayor’s Transport Strategy (‘MTS’) (2018): sets policies to reshape transport in London over the next 25 years with an emphasis on healthy streets and promoting sustainable travel. The three main themes comprise: healthy streets and healthy people; a good public transport experience; and new homes and jobs;
- London Riverside Opportunity Area Planning Framework (‘OAPF’) (2015): contains strategies to guide the regeneration of the area and sets out how the Mayor’s planning, transport, housing and land functions can be coordinated to maximise the public benefit to Londoners;
- London Plan The Control of Dust and Emissions During Construction and Demolition SPG (2014): requires an Air Quality and Dust Risk Assessment to be submitted at the time of a planning application and an Air Quality and Dust Management Plan to be submitted prior to commencement of works;
- London Plan Sustainable Design and Construction SPG (2014): provides guidance on flood risk management, sustainable drainage, flood defences, noise and land contamination;
- London Plan Shaping Neighbourhoods Character and Context SPG (2014): provides guidance on physical, cultural, social, economic attributes and experiences of character in London;
- London’s Wasted Resource – The Mayor’s Municipal Waste Management Strategy (2011): sets out policies for the management of London’s municipal waste between 2011 and 2031 which recognise the Mayor’s vision to develop a low carbon economy, minimising the negative environmental impacts of waste and exploiting its economic benefits;
- Managing risks and increasing resilience: The Mayor’s climate change adaptation strategy (2011) sets out the Mayor’s detailed approach to manage the current and future risks that climate change poses to the Capital;
- Delivering London’s Energy Future: The Mayor’s Climate Change Mitigation and Energy Strategy (2011) sets out the Mayor’s strategic approach to secure a low carbon energy supply and limit further climate change in London;
- Making Business Sense of Waste: The Mayor’s Business Waste Strategy for London (2011) sets out the Mayor’s strategy for London’s business waste; and
- Thames Estuary 2100 Plan: sets a strategy for managing flood risk on the Thames Estuary area up to 2100.

2.3.2 The Application Site (consisting of the land within the Application Boundary as shown on **Figure 1.2**) is subject to the following strategic designations in the London Plan:

- Belvedere Industrial Area: the REP site and parts of the Electrical Connection route are within the Belvedere Industrial Area which is designated as a Strategic Industrial Location (SIL) and Preferred Industrial Location (PIL) (see London Plan Policy 2.17); and
- Bexley Riverside Opportunity Area (OA): the REP site and parts of the Electrical Connection route are within the proposed Bexley Riverside OA which is designated in the London Plan to deliver significant growth including a minimum of 4,000 new homes and 7,000 new jobs by 2036 recognising that planned public transport improvements will provide scope for intensification. The London Plan also recognises that the area plays a strategically important role in waste management and logistics facilities for London (see London Plan Policy 2.13 and **Table A3.1, Appendix A.3**). Further details of growth aspirations for Bexley Riverside are outlined in the Bexley Growth Strategy (see **Appendix A.3**).

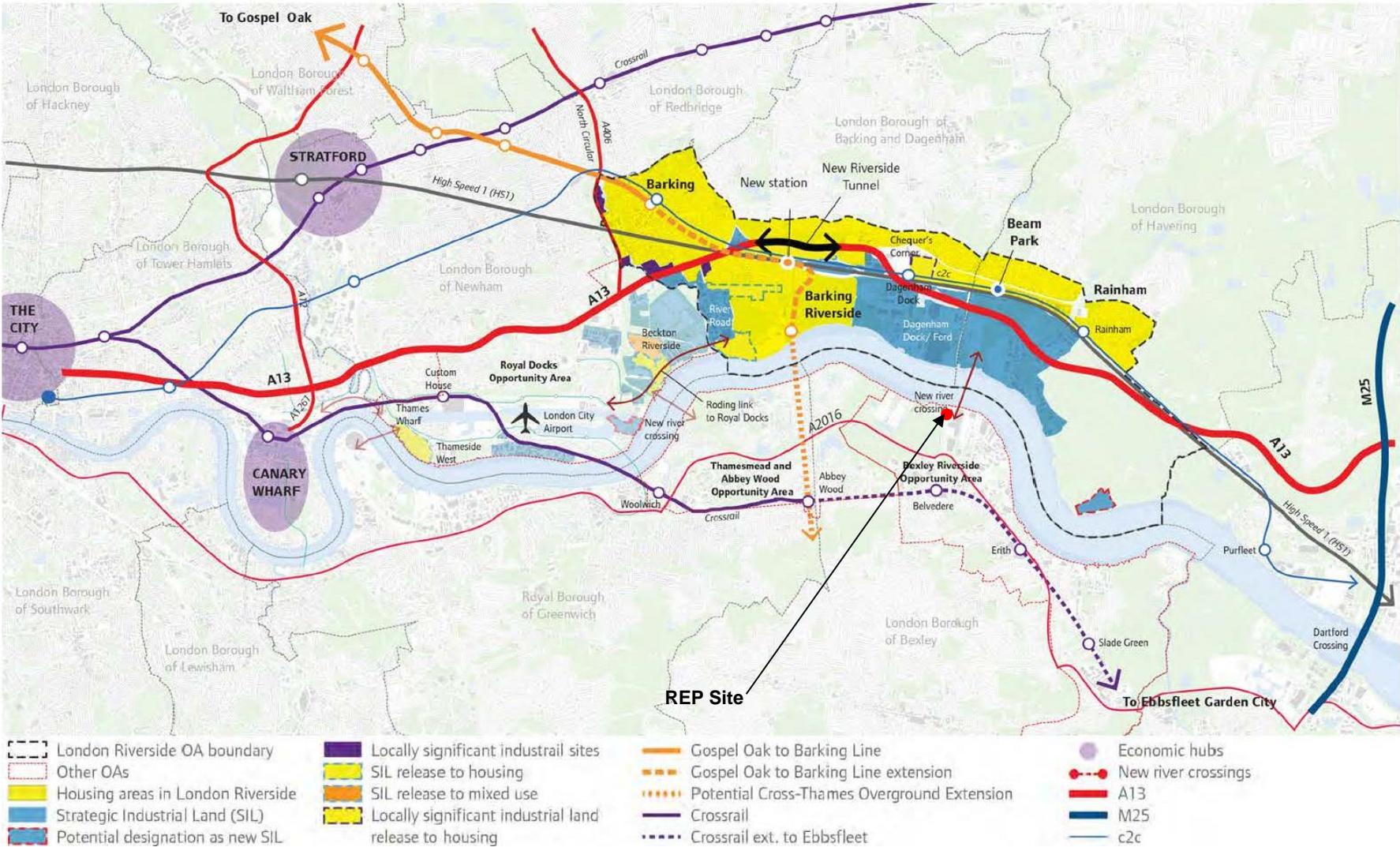
2.3.3 The Application Site is situated in a growth area (including Thamesmead and Abbey Wood, Bexley Riverside (outlined above) and London Riverside) which is expected to receive significant investment in public transport improvements (including Crossrail) and new development. Growth aspirations for these areas are established at a strategic level in the London Plan:

- Thamesmead and Abbey Wood OA – located approximately 1.4 km to the west of the REP site, the OA is designated to deliver significant growth including new homes and jobs. Detailed planning guidance is provided at the local level in the Thamesmead and Abbey Wood Supplementary Planning Document (SPD), adopted in 2009; and
- London Riverside OA - located approximately 1.4 km to the west of the REP site, the OA is allocated to deliver a minimum of 26,500 new homes and 16,000 new jobs by 2036. Detailed planning guidance is provided in the London Riverside OAPF adopted in 2015.

2.3.4 **Plate 2.2** shows the REP site in the context of the surrounding designated London Plan OAs.

Riverside Energy Park: Environmental Statement (ES) Chapter 2 – Regulatory and Policy Background

Plate 2.2 REP site and London Plan OAs (Source: Figure 1.7, London Riverside OAPF, 2015)



2.3.5 **Appendix A.3** contains a summary of relevant policies from adopted and emerging regional policy and Mayoral strategy documents.

2.4 Local Planning Policy, Guidance and Strategies

2.4.1 Local planning policy and guidance documents which are considered relevant to the REP DCO include the following:

- Bexley Core Strategy (2012);
- Bexley UDP (2004) Saved Policies (2012);
- Bexley Energy Masterplan (2016);
- Bexley Growth Strategy (2017);
- Dartford Core Strategy (2011);
- Dartford Development Policies Plan and Policies Map (2017);
- Kent Minerals and Waste Local Plan 2013-2030 (2016); and
- Kent Local Transport Plan 4: Delivering Growth without Gridlock 2016 – 2031.

2.4.2 Several local planning designations shown on the Bexley UDP Saved Policies Map apply to the REP Site as follows:

- Primary Employment site (Saved UDP Policy E3);
- Thames Policy Area (Saved UDP Policies TS13 & TS14 and Policy CS17); and
- Local View: the southern part of the REP site falls within a protected local viewing corridor (East London Panorama from Beckton) (Saved UDP **Policy ENV39**).

2.4.3 In addition to above, the southern boundary of the REP site adjoins land designated as Metropolitan Open Land (MOL) (Saved Policy ENV15) and Area of Metropolitan Importance for Nature Conservation (Policies CS18 and CS17). One of the Electrical Connection route options (shown in **Figure 1.2** of the ES Figures (**Document Reference 6.2**)) passes through this land.

2.4.4 **Appendix A.3** contains a summary of relevant policies from adopted and emerging local policy documents and an extract of the Bexley UDP Saved Policy Map.

2.5 Planning Considerations in Neighbouring Boroughs

2.5.1 The Application Site comprises land in LBB and DBC; the Energy Park would be located in the LBB and the underground Electrical Connection would run

from the REP site and terminate in DBC. Although the Proposed Development does not comprise any land within adjoining boroughs there is the potential for air quality and heritage effects to affect neighbouring boroughs. Relevant air quality and heritage policies from the following neighbouring boroughs' development plan documents are identified in Table A3.8 at **Appendix A.3**:

- London Borough of Havering (LBH) Core Strategy and Development Control Policies Development Plan Document (2008);
- London Borough of Barking and Dagenham (LBBD) Core Strategy (2010);
- LBBD Borough Wide Planning Policies Development Plan Document (2011); and
- The Royal Borough of Greenwich (RBG) Local Plan: Core Strategy with Detailed Policies (2014).