

# Riverside Energy Park

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## Statement of Reasons (with track changes)

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## Statement of Reasons

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## Contents

<b>1</b>	<b>Summary</b> .....	<b>1</b>
<b>2</b>	<b>Introduction</b> .....	<b>3</b>
<b>3</b>	<b>Project Description</b> .....	<b>5</b>
	3.1 Introduction .....	5
	3.2 REP .....	5
	3.3 Electrical Connection .....	6
<b>4</b>	<b>Description of the Order Land</b> .....	<b>7</b>
	4.1 Introduction .....	7
	4.2 Location .....	7
	4.3 REP site and Main Temporary Construction Compound - Existing Land Use	7
	4.4 Electrical Connection – Existing Land use.....	8
	4.5 Public rights of way .....	9
<b>5</b>	<b>Scope of Powers Sought</b> .....	<b>10</b>
	5.1 Introduction .....	10
	5.2 Powers to acquire land compulsorily .....	10
	5.3 Powers to acquire rights over land .....	11
	5.4 Powers to use and possess land temporarily .....	11
	5.5 Power to suspend or extinguish rights .....	13
	5.6 Other rights and powers .....	13
<b>6</b>	<b>Justification for Powers of Compulsory Acquisition</b> .....	<b>15</b>
	6.1 Introduction .....	15
	6.2 Powers of compulsory acquisition under the Planning Act 2008 .....	15
	6.3 The matters to which the Secretary of State must have regard.....	16
	6.4 Requirement for the Order Land .....	17
	6.5 Compelling Case in the Public Interest.....	17
	6.6 Alternatives to Compulsory Acquisition .....	20
	6.7 Availability of Funds for Compensation .....	21
<b>7</b>	<b>Purpose for which the Compulsory Acquisition and Temporary Possession Powers are Sought</b> .....	<b>22</b>
	7.1 Overall purpose of seeking powers of compulsory acquisition and temporary possession .....	22
	7.2 Compulsory acquisition of freehold.....	22
	7.3 Compulsory acquisition of rights only .....	22
	7.4 Power to impose restrictive covenants .....	24

7.5	Temporary possession .....	24
7.6	Extinguishment of Private Rights .....	25
7.7	Plot-by-plot summary of the purpose for which the Order Land is required .....	26
<b>8</b>	<b>Communication and Negotiations .....</b>	<b>27</b>
8.1	Diligent inquiry/land referencing .....	27
8.2	Diligent inquiry methodology .....	27
8.3	Consultation with landowners .....	29
8.4	Consultation with Statutory Undertakers .....	30
<b>9</b>	<b>Special Considerations .....</b>	<b>31</b>
9.1	Special Category Land - Crown Land .....	31
9.2	Special Category Land - Open Space .....	31
9.3	Statutory Undertakers' Land .....	31
9.4	Other Consents .....	32
9.5	Connection Agreement .....	32
9.6	Environmental Permit .....	<del>33</del> <u>32</u>
9.7	Permit to emit CO2 .....	<del>33</del> <u>32</u>
<b>10</b>	<b>Human Rights .....</b>	<b>34</b>
<b>11</b>	<b>Further Information .....</b>	<b>36</b>
11.1	Negotiation of Sale .....	36
11.2	Compensation .....	36
<b>12</b>	<b>Conclusions .....</b>	<b>37</b>
<u>12.1</u>	<u>Introduction .....</u>	<u>39</u>
<u>12.2</u>	<u>REP Site Specific Attributes and Benefits .....</u>	<u>40</u>
<u>12.3</u>	<u>Conclusion .....</u>	<u>44</u>

## Appendices

Appendix A ~~Details of the purpose for which compulsory acquisition and temporary possession powers are sought~~

Appendix B ~~Negotiations with Owners of Interests in Land~~

Appendix C

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## 1 Summary

- 1.1.1 This Statement of Reasons relates to the Application by Cory Environmental Holdings Limited (trading as Cory Riverside Energy) (Cory or ‘the Applicant’) to the Secretary of State under the Planning Act 2008 (PA 2008) for powers to construct, operate and maintain an integrated Energy Park, to be known as Riverside Energy Park (REP).
- 1.1.2 This Statement is required because the Application is seeking powers to:
- a. acquire land compulsorily;
  - b. create and compulsorily acquire new rights over land; and
  - c. extinguish or override existing rights over land.
- 1.1.3 It is necessary for the decision maker in respect of the Application to be satisfied that there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the [Development Consent Order \(DCO\)](#). The purpose of this Statement is to describe the powers of acquisition being sought by the Applicant and to demonstrate that there is a compelling case in the public interest for those powers to be granted.
- 1.1.4 This Statement is one of a number of documents required to support the Application submitted to the Secretary of State. It supplements and should be read alongside the following documents relating to the compulsory acquisition powers:
- a. the Funding Statement (**Document Reference 4.2**) which explains how the proposals contained in the [OrderApplication](#) will be funded;
  - b. the Land Plans (**Document Reference 2.1, Rev 1**) showing the land required for the Proposed Development;
  - c. the Book of Reference (**Document Reference 4.3, Rev 1**) identifying the persons with an interest in land affected by the Proposed Development.
- 1.1.5 This Statement has been prepared in accordance with Regulation 5(2)(h) of the APFP Regulations and with the guidance issued by the Department for Communities and Local Government Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land (2013).
- 1.1.6 The structure of this Statement is as follows:
- a. Chapter 3 describes the Proposed Development.
  - b. Chapter 4 describes the Order Land which is subject to the powers of acquisition in the draft DCO.

- c. Chapter 5 describes the scope and source of the statutory powers sought in the DCO for the compulsory acquisition of land and rights over land, and for the temporary possession of land.
- d. Chapter 6 provides the justification for the powers of compulsory acquisition being sought.
- e. Chapter 7 explains the purposes for which the powers for the acquisition and use of land are being sought.
- f. Chapter 8 explains how the Applicant has sought to engage with landowners and negotiate to acquire the relevant land by agreement.
- g. Chapter 9 describes any special considerations affecting the Order Land and any additional consents or licences which are required for the Proposed Development.
- h. Chapter 10 explains the Applicant's compliance with human rights legislation relevant to the determination of the Application.
- i. Chapter 11 provides information which may be of interest to landowners and other persons affected by the Proposed Development.
- j. Chapter 12 provides the conclusion.
- k. [Appendix A provides a Site Benefit Report.](#)
- [l.](#) Appendix [4B](#) provides a plot-by-plot summary of the purposes for which each parcel of land is required.
- [m.](#) ~~l.~~ Appendix [2C](#) summarises the engagement and negotiations which have been carried out with the owners of land interests within the Order [LimitsLand](#).



## 2 Introduction

- 2.1.1 This Statement of Reasons relates to the Application by Cory Environmental Holdings Limited to the Secretary of State under the [Planning Act 2008 \(PA 2008\)](#) for powers to construct, commission, operate and maintain an integrated Energy Park consisting of complementary energy generating development, together with a new connection to the existing electricity network and provision for CHP readiness ('the Proposed Development').
- 2.1.2 This Statement is required because the Application is seeking powers to:
- a. acquire land compulsorily;
  - b. create and compulsorily acquire new rights over land; and
  - c. extinguish or override existing rights over land.
- 2.1.3 It is necessary for the decision maker in respect of the Application to be satisfied that there is a compelling case in the public interest for the inclusion of powers of compulsory acquisition in the [Development Consent Order \(DCO\)](#). The purpose of this Statement is to describe the powers of acquisition being sought by the Applicant and to demonstrate that there is a compelling case in the public interest for those powers to be granted.
- 2.1.4 This Statement is one of a number of documents required to support the Application submitted to the Secretary of State. It supplements and should be read alongside the following documents relating to the compulsory acquisition powers:
- a. the Funding Statement (**Document Reference 4.2**) which explains how the proposals contained in the [Order Application](#) will be funded;
  - b. the Land Plans (**Document Reference 2.1, Rev 1**) showing the land required for the Proposed Development;
  - c. the Book of Reference (**Document Reference 4.3, Rev 1**) identifying the persons with an interest in land affected by the Proposed Development.
- 2.1.5 This Statement has been prepared in accordance with Regulation 5(2)(h) of the APFP Regulations and with the guidance issued by the Department for Communities and Local Government Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land (2013).
- 2.1.6 The structure of this Statement is as follows:
- a. Chapter 3 describes the Proposed Development.
  - b. Chapter 4 describes the Order Land which is subject to the powers of acquisition in the draft DCO.

- c. Chapter 5 describes the scope of the powers sought by the Applicant by reference to the draft DCO included in the Application.
- d. Chapter 6 provides the justification for the powers of compulsory acquisition being sought. It also describes the alternatives to compulsory acquisition which have been considered and explains the availability of funding for compensation.
- e. Chapter 7 explains the purposes for which the powers for the acquisition and use of land are being sought.
- f. Chapter 8 explains how the Applicant has sought to engage with landowners and negotiate to acquire the relevant land by agreement.
- g. Chapter 9 describes any special considerations affecting the Order Land and any additional consents or licences which are required for the Proposed Development.
- h. Chapter 10 explains the Applicant's compliance with human rights legislation relevant to the determination of the Application.
- i. Chapter 11 provides information which may be of interest to landowners and other persons affected by the Proposed Development.
- j. Chapter 12 provides the conclusion.
- k. [Appendix A provides a Site Benefits Report.](#)
- l. Appendix [4B](#) provides a plot-by-plot summary of the purposes for which each parcel of land is required.
- m. ~~l.~~ Appendix [2C](#) summarises the engagement and negotiations which have been carried out with the owners of land interests within the Order ~~Limits~~[Land](#).

## 3 Project Description

### 3.1 Introduction

- 3.1.1 The Applicant is applying to the Secretary of State under the PA 2008 (~~PA 2008~~)—for powers to construct, commission, operate and maintain an integrated Energy Park, to be known as Riverside Energy Park (REP). The Proposed Development comprises complementary energy generating development, together with an associated Electrical Connection. As REP will be in excess of 50 MWe capacity it is classified as a Nationally Significant Infrastructure Project (NSIP) under section 14 of the PA 2008 and therefore requires a Development Consent Order (DCO) to authorise its construction and operation.
- 3.1.2 The two principal elements of the Proposed Development are: the Energy Park which would be located adjacent to an existing Energy Recovery Facility operated by Cory (referred to as Riverside Resource Recovery Facility (RRRF)) situated in Belvedere in the London Borough of Bexley (LBB); and the proposed underground Electrical Connection which would run from the REP site and terminate at the existing Littlebrook substation in Dartford.
- 3.1.3 The principal elements of the Proposed Development are described below. **Chapter 3** of the Environmental Statement (ES) (**Document Reference 6.1**, [Rev 1](#)) provides further details of the Proposed Development.

### 3.2 REP

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

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

### 3.3 Electrical Connection

3.3.1 REP would be connected to the existing electricity distribution network via a new 132 kilovolt (kV) distribution connection ('the Electrical Connection') provided by UKPN. It is proposed that the Electrical Connection would be routed [primarily](#) underground via the existing road network. The Electrical Connection would run from a new 132 kV substation located at REP to the existing Littlebrook National Grid substation located to the south east of REP in Dartford. The connection at Littlebrook would be installed in an existing substation building with no external alteration required.

~~3.3.2 Due to the current level of design detail, alternative Electrical Connection route alignments have been identified and included within the Application. Only a single route is required and this will be confirmed in partnership with UKPN, after further detailed engineering investigation has been completed. The final route will take account of UKPN's statutory obligations under the Electricity Act (to develop an efficient, co-ordinated and economical system) as well as the responses received to the statutory consultation undertaken by the Applicant. It is expected that a single Electrical Connection route option will be decided upon during the pre-examination and examination process, and that will allow the Development Consent Order, if made, to be granted on the basis of a single route.~~

3.3.2 ~~3.3.3~~ A full description of the Proposed Development is provided in **Chapter 3** of the ES (**Document Reference: 6.1, [Rev 1](#)**) and the land required for each element is identified on the Land Plans (**Document Reference 2.1, [Rev 1](#)**).

## 4 Description of the Order Land

### 4.1 Introduction

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

### 4.2 Location

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

[4.2.2 A Site Benefits Report which explains the reasons for choosing the REP site is at Appendix A to this report.](#)

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

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

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

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

4.3.4 To the immediate north of the REP site is the River Thames. Further north, on the opposite bank of the river is an area characterised by manufacturing, including the Ford Motor Company works, and associated car and lorry

parking. To the east of the REP site and Norman Road is a large strategic industrial area, accessed via a junction at the southern end of Norman Road. This includes two distribution centres and a document storage facility. East of these are further warehouse, distribution and similar commercial developments.

4.3.5 West of the REP site is Crossness STW, which is approximately 1 km in width from east to west and approximately 200 m from the REP site boundary. This operational STW includes settlement and sludge tanks, as well as a sludge-powered generator where sludge is thermally treated and used to generate electricity. The Grade I listed Crossness Pumping Station, built by Sir Joseph Bazalgette, is located at the western end. Further to the west of the STW is the Thamesview Golf Centre, beyond which is the Thamesmead residential area.

4.3.6 To the south and west of the REP site and Norman Road is Crossness Nature Reserve, a 25.5 ha LNR which is part of the Erith Marshes Site of Metropolitan Importance for Nature Conservation (SMINC), containing a number of ditches, watercourses and ponds. The site is owned and managed by Thames Water. To the east of the Crossness LNR, adjacent to Norman Road is a site owned by the Applicant, with planning permission for a data centre (Local Planning Authority reference: 15/02926/OUTM). [This site will be utilised for the Main Temporary Construction Compound together with a site immediately abutting it to the south.](#) Power [and heating](#) for the data centre is expected to be provided via a connection along Norman Road from the RRRF and REP site. ~~South of the data centre site is the area identified as the Main Temporary Construction Compounds.~~

4.3.7 South of Norman Road is the A2016, formed by the dual carriageway Picardy Manor Way at its junction with Norman Road (North), and by the dual carriageway Eastern Way, south of Crossness LNR. South of Picardy Manor Way is a recent development of The Morgan pub and a Travelodge hotel building, along with five residential blocks. South of this is a residential area centred on North Road and Norman Road (South). Further south is the main area of Belvedere comprising residential dwellings, Belvedere railway station and retail outlets. South of Eastern Way are areas of undeveloped marshland, containing a number of ponds and watercourses, interspersed with commercial storage and distribution and education development, and bounded to the south and southwest by Yarnton Way, a dual carriageway.

~~4.3.8 The proposed Main Temporary Construction Compounds would be located in an area of previously developed land (a former National Grid substation site) adjacent to the west side of Norman Road, immediately north of its junction with A2016 Picardy Manor Way. The northern extent of this area most recently received planning permission for the erection of three industrial units for mixed use within Class B1 (business), Class B2 (general industrial) and B8 (storage/distribution), with associated ancillary works (Local Planning Authority reference: 13/00918/FULM). Part of the southern portion comprises an existing joinery business.~~

#### 4.4 Electrical Connection – Existing Land use

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

~~4.4.2 Due to the current level of design detail, alternative route options for the Electrical Connection have been included in the Application. These routes have been identified through studies undertaken by UK Power Networks (UKPN), the local distribution network operator. Only one overall route would be required to connect from the REP site to the Electrical Connection Point at Littlebrook Substation and this route will be confirmed following an ongoing programme of exploratory engineering investigation. It is anticipated that this work will conclude during the pre-examination or examination process and will allow the DCO to be refined and granted on the basis of a single route.~~

~~4.4.3~~ 4.4.2 The Electrical Connection ~~routes are~~route is generally located ~~on~~in the highway (highway, verges and railway/watercourse crossings on highway structures) and ~~are~~is predominantly through urban areas. Some route lengths run outside the highway and include ~~the Crossness LNR~~, adjacent areas of the River Cray and Dartford Creek valleys and through The Bridge development.

~~4.4.4 In developed areas the site surroundings for the Electrical Connection are generally residential, but with significant industrial and commercial areas. However, it should be noted that development is not immediately adjacent to significant lengths of route 1, even where it passes through urban areas. The surroundings of the A206 (Bob Dunn Way) currently have less urban characteristics but although they are less built up the area, apart from the Darent Valley, is in the process of being developed as part of The Bridge development.~~

#### 4.5 Public rights of way

4.5.1 In order to construct the Proposed Development, the Applicant will need to temporarily prohibit or restrict certain Public Rights of Way under Article ~~42~~13 of the draft DCO, as listed in Table 4.1. These temporary prohibitions and restrictions, which are predominantly due to the installation of the Electrical Connection, have been assessed in the Environmental Statement (**Document Reference 6.1**):

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

London Borough of Bexley	FP <del>1</del> , FP2, FP3, FP29, FP <del>243</del> and FP249. BY104 and BY105
Kent County Council	DB1, DB3, <u>and</u> DB5, <del>DB50 and DB56</del>





## 5 Scope of Powers Sought

### 5.1 Introduction

- 5.1.1 This section sets out the powers being sought in the DCO (**Document Reference 3.1, Rev 1**) to enable the permanent acquisition of land, and of rights over and under land needed for the construction and operation of the Proposed Development, as well as the possession and use of land on a temporary basis to facilitate the construction of the Proposed Development.
- 5.1.2 If development consent is granted for the Proposed Development, the DCO will include powers which would affect land on both a permanent and temporary basis. These powers are necessary to enable the Applicant to construct the Proposed Development for its subsequent operation and maintenance. The powers would also enable the Applicant to protect the Authorised Development, to mitigate the impacts of the Authorised Development where necessary, and to ensure that access could be taken as necessary to facilitate the construction, operation and maintenance of the Proposed Development.
- 5.1.3 The exercise of these powers to acquire or use land would only be possible within the Order **Limits Land**, which are shown by a red line on the Land Plans (**Document Reference 2.1, Rev 1**).

### 5.2 Powers to acquire land compulsorily

- 5.2.1 The main powers authorising the acquisition of land, or of interests in and/or rights over land, are contained in article **2122** (compulsory acquisition of land) and **2324** (compulsory acquisition of rights) of the draft DCO. Other compulsory acquisition powers are sought in the DCO and these similarly relate to land and may interfere with property rights and interests. The scope of these powers is set out below.
- 5.2.2 **Article 2122 – compulsory acquisition of land:** This article, which reflects the terms of the source of the compulsory acquisition powers in section 122 of the PA 2008, would provide the Applicant with the power to acquire so much of the Order Land as is required for the Proposed Development, or such land as is required because it facilitates or is incidental to that development.
- 5.2.3 **Article 2425 – acquisition of subsoil only:** this article permits the Applicant to acquire only the subsoil under any land over which it has powers of compulsory acquisition under article **2122** and article **2324** (such acquisition to be for the same purposes for which the Applicant would be authorised to acquire the land or rights over land under those articles).
- 5.2.4 On the Land Plans (**Document Reference 2.1, Rev 1**), land which is proposed to be acquired compulsorily is shaded pink.

### 5.3 Powers to acquire rights over land

5.3.1 **Article 2324 – compulsory acquisition of rights:** this article permits the Applicant to create and acquire new rights over land; and such rights would be exercisable on a permanent and/or long-term basis. This article would also give the Applicant the power to impose restrictive covenants on land. The rights and/or restrictive covenants could be acquired and/or imposed, as required by the Applicant for any purpose related to the purpose for which land was acquired under article 2422. The article refers to Schedule 7 which lists the plots over which the Applicant may only acquire the existing rights and restrictions over land and create and acquire the new rights and impose new restrictions specified in the table.

5.3.2 **Article 2930 – rights over or under streets:** this article would permit the Applicant to use the subsoil and/or the airspace under or over any street, where required to facilitate the construction of the works authorised by the DCO. The power conferred by this article would not extend to a subway or an underground building, or to cellars or similar structures forming part of a building fronting the street but its exercise would nevertheless constitute an interference with property rights.

5.3.3 On the Land Plans (**Document Reference 2.1, Rev 1**), land over which new rights are proposed to be acquired, or restrictive covenants imposed compulsorily is shaded blue.

### 5.4 Powers to use and possess land temporarily

5.4.1 **Article 3031 – temporary use of land for carrying out the authorised development:** this article enables the Applicant to take temporary possession of the land specified in Schedule 9 to the DCO, and any other land included within the Order Limits Land (i.e. land to which powers of compulsory acquisition, or powers to acquire rights, apply), provided that the Applicant has not already made a declaration to vest the land in itself or to enter the land following a notice of entry in advance of acquisition.

5.4.2 Whilst using and possessing land temporarily pursuant to article 3031, the Applicant may:

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

5.4.3 The period for temporary possession would be subject to time limits under article 3031(3). Unless the owner of the land agreed, the Applicant would not be permitted to remain in possession:

- a. as regards any land specified in Schedule 9 to the DCO, for more than a year after completing that part of the authorised works specified in relation to that land in Schedule 9; and
  - b. as regards any other land within the Order [LimitsLand](#), for more than a year after completing the work for which temporary possession was taken (unless before the end of that period the Applicant has made a general vesting declaration or served notice of entry).
- 5.4.4 The effect of article [3031](#)(4) is to ensure that before giving up possession of any land used temporarily, the Applicant would be obliged to remove all temporary works and to restore the land to the owner's reasonable satisfaction. This restoration obligation would not, however, require the replacement of a building or structure removed under this article, nor would it require the restoration of land on which permanent works had been constructed (where the land was possessed temporarily in the first instance), or the removal of any ground strengthening works or the removal of any measures installed over or around statutory undertakers' apparatus for the protection of that apparatus.
- 5.4.5 On the Land Plans ([Document Reference 2.1, Rev 1](#)), land which is proposed to be used and possessed temporarily is shaded yellow. The purpose for which such land is proposed to be possessed and used temporarily is set out in Schedule 9 to the DCO.
- 5.4.6 **Article 31 – temporary use of land for maintaining the authorised development:** this article would enable the Applicant to take temporary possession of any land within the Order Limits, which is reasonably required for the purpose of maintaining the development at any time during the maintenance period (i.e. a period of five years from the date of final commissioning of the Proposed Development).
- 5.4.7 Article 31(1) would permit the Applicant to construct temporary works and buildings on the land, in so far as it was reasonably necessary to do so for the purpose of carrying out maintenance works.
- 5.4.8 The power in article 31 would not enable the Applicant to take temporary possession of a house, or a garden belonging to a house, or any other occupied building (article 31(2)).
- 5.4.9 The Applicant would only be authorised to remain in possession of land under article 31 for so long as was reasonably necessary to carry out the maintenance of the part of the authorised works for which temporary possession of land was taken (article 31(4)).
- 5.4.10 Before surrendering possession of the land and returning it to its owner, the Applicant would be required to remove all temporary works on the land and to restore the land to the owner's reasonable satisfaction.

## 5.5 Power to suspend or extinguish rights

5.5.1 **Article 2526 - private rights:** this article provides for the extinguishment of private rights over land in the following circumstances –

- a. where land is subject to compulsory acquisition (where the land and all interests in it are acquired);
- b. where land is subject to the compulsory acquisition of rights over, in or under it, or made subject to the imposition of restrictive covenants, to the extent that continuing the existing rights would be inconsistent with the right acquired or restrictive covenant imposed;
- c. where land belongs to the Applicant, but is subject to rights exercisable by third parties, and where the construction, operation or maintenance of the works authorised by the DCO would interfere with or breach those rights; and
- d. with regard to land over which the Applicant is authorised to take temporary possession under the DCO, article 2526(4) provides that all private rights over that land would be suspended and unenforceable for as long as the Applicant was in possession of such land.

## 5.6 Other rights and powers

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

5.6.2 **Article 4314 – stopping up of streets:** this article enables the Applicant to permanently stop up specified streets.

5.6.3 **Article 4213 – temporary prohibition or restriction of use of streets and public rights of way:** this article permits the Applicant to temporarily stop up, alter, divert or restrict the use of streets for the purposes of the development, whilst ensuring that pedestrian access is maintained.

5.6.4 **Article 4011 – street works:** this article would confer authority on the Applicant to interfere with and execute works in or under any streets for the purposes of the authorised development.

5.6.5 **Article 4415 – access to works:** this article allows works accesses to public highways to be created. It gives the Applicant a general power to form means of access.

5.6.6 **Article 4718 – discharge of water:** this article sets out the circumstances in which the Applicant is entitled to discharge water into a sewer, watercourse or drain, and its purpose is to establish statutory authority for doing so.

- 5.6.7 **Article 1819 – authority to survey and investigate land:** this article gives the Applicant the power to enter certain land for the purpose of surveying and testing. It provides that the Applicant must give 14 days' notice before exercising the powers of entry, and that compensation is payable for any loss or damage caused.
- 5.6.8 **Article 2627 – statutory authority to override easements and other rights:** this article permits the Applicant to override easements and other rights such that land vested in the Applicant would be discharged from all rights, trusts and incidents to which it was previously subject at the point of vesting, together with the benefit of restrictive covenants and instances where land subject to third party rights is acquired by agreement rather than through compulsory acquisition.
- 5.6.9 **Article 2021 – felling and lopping of trees:** this article would permit any tree or shrub ~~that is near the Proposed Development~~within the Order Limits to be felled or lopped, or have its roots cut back by the Applicant if it is considered to obstruct the construction, operation or maintenance of the Proposed Development or endanger anyone using it. Compensation is payable for any loss or damage caused.
- 5.6.10 **Article 1920 – protective works to buildings:** this article provides a power to monitor certain buildings and structures (included within the Order Limits) for the effects of ground movement relating to settlement arising from the construction of the authorised works; and to carry out protective works where necessary to mitigate the effects of such settlement. This power applies throughout the Order Limits.
- 5.6.11 All the above-mentioned articles in the DCO, which would provide powers enabling the Applicant to acquire land permanently or to use land temporarily, are required to enable the construction, operation and maintenance of the Proposed Development.

## **6 Justification for Powers of Compulsory Acquisition**

### **6.1 Introduction**

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

### **6.2 Powers of compulsory acquisition under the Planning Act 2008**

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

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

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

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

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

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

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

- 6.3.1 Under Section 122 of the Act, a DCO which includes compulsory acquisition powers may be granted only if the conditions in Sections 122(2) and 122(3) of the PA 2008 are met. The conditions to be met are:
- a. at Section 122(2), that the land is required for the development to which the DCO relates or is required to facilitate or is incidental to the development; and
  - b. at Section 122(3), there is a compelling case in the public interest for inclusion of powers of compulsory acquisition in the DCO. The Secretary of State must be persuaded that the public benefits from the compulsory acquisitions will outweigh the private loss suffered by those whose land is to be acquired.
- 6.3.2 In respect of the Section 122(2) condition, the *'Planning Act 2008: Guidance related to procedures for the compulsory acquisition of land'* (September 2013) ('the 2013 Guidance') (at paragraph 11) states that applicants should be able to demonstrate to the satisfaction of the Secretary of State that the land in question is needed for the development for which consent is sought. The Guidance goes on to say that the Secretary of State will need to be satisfied that the land to be acquired is no more than is reasonably required for the purposes of the development.
- 6.3.3 In respect of the Section 122(3) condition, the 2013 Guidance (at paragraph 13) states that the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be derived from the compulsory acquisition will outweigh the private loss that would be suffered by those whose land is to be acquired. At paragraph 14, the Guidance states that in determining where the balance of public interest lies, the Secretary of State will weigh up the public benefits that a scheme will bring against any private loss to those affected by compulsory acquisition.
- 6.3.4 Further, paragraphs 8 to 10 of the 2013 Guidance also set out a number of general considerations that the Applicant must demonstrate to the satisfaction of the Secretary of State when justifying an order authorising compulsory acquisition. These are as follows:
- a. that all reasonable alternatives to compulsory acquisition (including modifications to the Proposed Development) have been explored;
  - b. that the proposed interference with the rights of those with an interest in the land is for a legitimate purpose and is necessary and proportionate;
  - c. that the Applicant has a clear idea of how it intends to use the land which it is proposed to acquire;

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

6.3.5 The following sections set out the factors that the Applicant considers demonstrate that the conditions of Section 122 of the [ActPA 2008](#), and the considerations set out in the 2013 Guidance, are satisfied.

#### **6.4 Requirement for the Order Land**

6.4.1 The Applicant has a clear idea of how the land is intended to be used. This is explained in Section 7 of this Statement of Reasons which describes the purposes for which the Order Land is required in order to deliver the Proposed Development. Appendix [4B](#) of this Statement of Reasons sets out the particular purposes for which each plot of land is proposed to be compulsorily acquired or used temporarily. The table in Appendix [AB](#) demonstrates, as advocated by the 2013 Guidance (at paragraph 9), that the Applicant has "a clear idea of how [it intends] to use the land which [it proposes] to acquire." The Applicant has included within the Order [limitsLand](#) no more land than is reasonably required for the purposes described in the table in Appendix [AB](#), such that its proposed use of land, for the purpose of delivering the Proposed Development, is proportionate and justifiable.

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

6.4.3 Together with this Statement of Reasons, the Land Plans (**Document Reference 2.1, Rev 1**) and the Book of Reference (**Document Reference 4.3, Rev 1**) show how and why the land included in the draft DCO is required and how such land would be used. In the case of each plot of land, the powers sought by the Applicant are necessary to deliver the Proposed Development and are proportionate to the degree of interference with any private rights.

#### **6.5 Compelling Case in the Public Interest**

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

6.5.2 For this condition to be met, the Secretary of State will need to be persuaded that there is compelling evidence that the public benefits that would be



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

- 6.5.3 DCO applications must be determined in accordance with the relevant NPS, which for the Proposed Development are the Overarching NPS for Energy (NPS EN-1) and NPS for Renewable Energy Infrastructure (NPS EN-3). The Secretary of State will use the policy of these [NPSNPSs](#) as determinative of the merits of the DCO application in the absence of compelling reasons to the contrary. The Proposed Development has been developed to meet, and exceeds, the relevant policy objectives of the [NPSNPSs](#).
- 6.5.4 The documents forming the submitted Application, demonstrate that there is a compelling case in the public interest for the land required for the Proposed Development to be acquired compulsorily. Not least, the Planning Statement (**Document Reference 7.1**) (which draws upon the other submitted documents, including the Environmental Statement (**Document Reference 6.1**), [the Project and its Benefits Report \(Document Reference 7.2\)](#) and [the Project and its Benefits Supplementary Report \(Document Reference 7.2.1\)](#)), sets out in detail how the Proposed Development:
- a. meets an urgent need for new energy infrastructure;
  - b. is a form of economic development that is suitable in its local context;
  - c. minimises or mitigates adverse landscape and amenity impacts to an acceptable degree;
  - d. minimises or mitigates adverse environmental impacts to an acceptable degree;
  - e. is compliant with NPSs EN-1, EN-3 and EN-5 and in accordance with the other decision making factors specified in Section 104 of the PA 2008.
- 6.5.5 The need for new, renewable/low carbon, electricity generation of the type provided by REP is acknowledged in both NPS EN-1 and NPS EN-3. In particular, the [NPSNPSs](#) make clear that the need is urgent and substantial and such energy generation should be brought forward as soon as possible to provide security of supply and meet the UK's commitments to decarbonise its energy sector.
- 6.5.6 REP responds directly to the outcomes sought through the National Policy Statements EN-1 and EN-3. It is a market led, industry funded project that will make a significant contribution to delivering the urgent and substantial need for new energy infrastructure, including CHP (combined heat and power) presenting a substantial opportunity to achieve a new district heating network.
- 6.5.7 Even with the substantial changes seen in the power sector over the past ten years, and consequent dramatic decrease in greenhouse gas emissions

associated with our former reliance on coal, there remains an urgent and significant demand for new renewable/low carbon electricity supply.

- 6.5.8 This is driven both by the forecast increase in use of electricity and the risks associated with delivering supply to meet that demand. Alongside the drive for new energy generation, is the desire for energy to be renewable or low carbon in order to meet climate change targets. Through diverting waste away from landfill (the greatest source of carbon emissions for the waste sector) REP will efficiently recover renewable/low carbon energy.
- 6.5.9 The carbon benefits of a district heat network are widely recognised, especially when the source point is an efficient plant using a renewable/low carbon fuel. The policy imperative for combined heat and power is such that NPS EN-1 requires developers to '*consider the opportunities for CHP from the very earliest point and it should be adopted as a criterion when considering locations for a project*' (paragraph 4.6.7). The CHP Assessment (**Document Reference 5.4**) [and the Combined Heat and Power Supplementary Report \(Document Reference 5.4.1\)](#) demonstrates that REP is well-located to high levels of demand, such that a district heating network is viable.
- 6.5.10 In addition to electricity supply, REP will be built so as to be ready to connect to a future district heating network, with viable connection potential to Thamesmead, a housing and regeneration development led by Peabody. Not only does CHP deliver greater carbon benefits, this district heat network connection would bring real societal benefit to local housing.
- 6.5.11 In 2015, London exported 11.4 million tonnes of waste, representing 60% of its total waste arisings. Over 5 million tonnes of London's waste was exported for disposal. The Mayor has aspirational targets for London to be 100% self-sufficient and for zero biodegradable or recyclable waste to landfill by 2026. The Proposed Development is a key element of the infrastructure needed to achieve this policy aspiration.
- 6.5.12 REP is demonstrated to be at the right level of the waste hierarchy, diverting waste away from landfill, and complementing re-use and recycling. Increased recycling is an important policy drive and the market responds positively to this, not least it is a cheaper waste management method than either energy recovery or disposal. Landfill capacity is fast running out; of the eight landfill sites commonly used to dispose of London's waste today, only two are likely to remain open beyond 2025. REP avoids non-recyclable wastes being disposed of to landfill; recovers renewable/low carbon energy; and recovers secondary materials including aggregates, glass, metal and digestate.
- 6.5.13 REP is promoted to take waste from within London, but it is not necessary to be limited to the capital's waste. By treating wastes from outside of London will help the Mayor meet waste self-sufficiency policy aspirations, redressing the balance of London's waste that will continue to leave the capital. London directly gains from the economic, environmental and social benefits of the Proposed Development.

- 6.5.14 These are important, national policy priorities, against which a nationally significant infrastructure project might be expected to comply. REP also makes important contributions across sustainability policies to meet local climate change targets, and to deliver the Mayor's aspirations for London to be a zero carbon city. Not least this includes increased use of river freight, minimising the number of road based vehicle movements in the interests of reducing traffic levels and the creation of Healthy Streets.
- 6.5.15 The Environmental Statement (**Document Reference 6.1**, Table 16.1) presents a summary of the preliminary residual effects from the Proposed Development. Generally, across the topics, the conclusion is that impacts from REP would be 'Not Significant'. The forecast potential effects on townscape and visual impact would continue to be sought to be minimised through detailed design work in accordance with the Design Principles (**Document Reference 7.4**) including the choice of colours and materials in context to the surroundings and in line with Context Colour Palettes. The potential for adverse effects are limited, a positive outcome achieved through both good site selection and implementation of good design principles.
- 6.5.16 Through its careful design, the Proposed Development will provide material, local societal benefits through the optimised development. In addition to the environmental benefits, NPS EN-1 (amongst other policy documents) also recognises that '*access to energy is clearly beneficial to society and to our health as a whole*' (paragraph 4.13.1).
- 6.5.17 NPS-EN1 makes clear the reliance on the market to bring forward new facilities. REP is an industry funded, nationally significant infrastructure project, delivering on all relevant aspects of national and local policy. The need for the Proposed Development has been established in the Project and its Benefits Report (**Document Reference 7.2**) and [the Project and its Benefits Supplementary Report \(Document Reference 7.2.1\)](#), and is underpinned by policy of NPS EN-3 (particularly paragraph 2.5.2) which explicitly recognises that the recovery of energy from the combustion of waste is likely to play an increasingly important role meeting the UK's energy and renewable energy needs.
- 6.5.18 As such, the benefits in the public interest, which are anticipated to arise from the Proposed Development are of national significance and would, accordingly, be on a scale outweighing the individual private loss suffered by parties whose interests in land were interfered with in order to enable the delivery of the Proposed Development. The proposed acquisition of land is legitimate, necessary and proportionate.

## **6.6 Alternatives to Compulsory Acquisition**

- 6.6.1 **Chapter 5** of the Environmental Statement (**Document Reference 6.1**) describes the reasonable alternatives that have been studied by the Applicant and explains the main reasons for selecting the chosen option. In particular, the Chapter describes the options that have been considered for the Electrical

Connection which resulted in the route to Littlebrook Substation being selected.

[6.6.2](#) [In addition, and following submission of the Application, the Applicant has reduced further the Electrical Connection to a single route as explained in the Electrical Connection Progress Report \(Document Reference 8.02.07\). The changes are further shown in the Works Plans \(Document Reference 2.2, Rev 1\), Land Plans \(Document Reference 2.1, Rev 1\), Access and Public Rights of Way Plans \(Document Reference 2.3, Rev 1\), Book of Reference \(Document Reference 4.3, Rev 1\), and the Development Consent Order \(Document Reference 3.1, Rev 1\).](#)

[6.6.3](#) ~~6.6.2~~–The Applicant has sought to acquire by agreement land and rights in land for the purposes of the Proposed Development and will continue to do so. The Applicant has engaged in extensive consultation and negotiations with all persons with an interest in the relevant land in order to try to avoid the need for compulsory acquisition wherever possible. These negotiations are described in Section 8 and Appendix [BC](#) of this Statement.

## **6.7 Availability of Funds for Compensation**

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

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

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

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

- 7.1.1 In broad terms, the purpose for which compulsory acquisition and temporary possession powers are sought is to enable the Applicant to construct, operate and maintain the Proposed Development. The need for REP is explained in the previous section and in the Project and Its Benefits Report (**Document Reference 7.2**) [and the Project and its Benefits Supplementary Report \(Document Reference 7.2.1\)](#). For that purpose, it is necessary for the DCO to include a range of compulsory acquisition-related powers.
- 7.1.2 Without the powers to acquire rights and interests in land compulsorily (required as explained on a plot by plot basis in Appendix [4B](#) to this Statement of Reasons), there would be insufficient certainty about the Applicant's ability to deliver the Proposed Development within the necessary timescales. The Applicant therefore requires such powers to be included in the DCO, notwithstanding the Applicant's efforts (both historical and on-going) to acquire the necessary interests in land and rights over land by agreement (as explained by reference to landholdings in Appendix [2C](#) to this Statement of Reasons).

### 7.2 Compulsory acquisition of freehold

- 7.2.1 The land over which full compulsory acquisition powers are sought in respect of the freehold is shown shaded pink on the Land Plans. Article [2422](#) of the draft DCO is relied upon in this respect. This land comprises the REP [Site site](#) and is required for the construction and subsequent operation and maintenance of REP comprising Works 1 to 6 (inclusive) as described in Schedule 1 to the draft DCO. The ownership of the land subject to article [2422](#) is described in the Book of Reference (**Document Reference 4.3, Rev 1**).
- 7.2.2 The Applicant has a clear view of how it proposes to use the land that is subject to the power of acquisition. The Table in Appendix [4B](#) describes, for each plot which is subject to article [2422](#), the specific works authorised by the draft DCO which are proposed to be constructed on the land. These details reflect the extent of the areas shown on the Works Plans (**Document Reference 2.2, Rev 1**) within which each of the numbered Works authorised by the DCO must be constructed. These areas reflect the current stage of design for the Proposed Development and provide some flexibility as to the precise location of the individual elements.

### 7.3 Compulsory acquisition of rights only

7.3.1 The land over which the Applicant is seeking a power to acquire rights only is shown shaded blue on the Land Plans. Article ~~23~~24 of the draft DCO is relied upon in this respect. This land comprises the majority of the plots which are subject to a power of acquisition and is mainly required for the purposes of the following works authorised by the DCO:

- a. **Work No. 9:** Works to construct and install an electrical connection including:
  - i. 132kV electrical underground and overground cables and associated telemetry and electrical cabling;
  - ii. cable trenches, ducting and jointing pits;
  - iii. above ground cable trough structures which are either freestanding or attached to highway structures;
  - iv. ~~iii-~~temporary construction compounds; and
  - v. ~~iv-~~new or alteration to accesses; and
- b. **Work No. 10:** Works to connect the electrical connection (Work No. 9) to the Littlebrook substation and associated improvements.

7.3.2 The rights sought in respect of each plot which is subject to the power in article ~~23~~24 are described in Schedule 7 to the draft DCO. In summary the rights consist of a right for and in connection with the relevant work, for the Applicant and all persons authorised on its behalf to enter, pass and re-pass, on foot, with or without vehicles, plant and machinery, for all purposes in connection with the laying, installation, use and maintenance of the relevant work, and a right of support for it.

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

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

~~explained in section 5.5 of the Environmental Statement (Document Reference 6.1).~~

~~7.3.5 Only a single route is required, however, and this will be confirmed in partnership with UKPN, after further detailed engineering investigation has been completed. The final route will take account of UKPN's statutory obligations under the Electricity Act (to develop an efficient, co-ordinated and economical system) as well as the responses received to the statutory consultation undertaken by the Applicant. It is expected that a single Electrical Connection route option will be decided upon during the pre-examination and examination process, and that will allow the DCO, if made, to be granted on the basis that the relevant powers in respect of the acquisition and use of land will only apply in respect of the selected alignment.~~

7.3.4 ~~7.3.6~~ The width of the Order Limits within which Works 9 and 10 must be constructed has predominantly been determined by the width of the highway within which the Electrical Connection would be installed. The Order Limits are wider in some places where the Applicant requires a degree of flexibility as to where certain sections of the Electrical Connection can be constructed within the Order Limits. This includes, in particular, where it may not be possible to install the Electrical Connection within the highway and to accommodate crossings (of watercourses, drains, railways or similar), for temporary construction compounds, and for access points. This flexibility is necessary to ensure that the Electrical Connection can be installed without impediment within the Order ~~limits~~Limits. The construction area allowed for a particular crossing depends on the likely construction method to be employed and has been determined based on technical information provided by UKPN. Further information on the method of construction of these works and the Electrical Connection in particular can be found in **Chapter 3** of the Environmental Statement (**Document Reference 6.1, Rev 1**) and Electrical Connection Progress Report (Document Reference 8.02.07).

7.3.5 ~~7.3.7~~ A power for the Applicant to compulsorily acquire rights for the purposes of installing, using and maintaining the Electrical Connection is essential to provide certainty that REP can be connected to the electricity network and that the connection can be securely maintained. Alternative route options have been considered and explored as described in Chapter 5 of the Environmental Statement (Document Reference 6.1) and the Clarifications and Corrections Report (Document Reference 8.02.05). There are no reasonable alternatives to installing the Electrical Connection along the proposed route and powers sought and the extent of land affected is proportionate and is no more than reasonably necessary.

## **7.4 Power to impose restrictive covenants**

7.4.1 The Applicant is also seeking a power to impose restrictive covenants over the plots which are subject to the power of compulsory acquisition of rights only in article ~~23~~24 of the draft DCO. The nature of the restrictions are described in Schedule 7 to the draft DCO as a right to prevent any works on

or uses of the land which may interfere with or damage the relevant works, or interfere with or obstruct access from and to the work, including the right to protect the work, the right to prevent or remove the whole of any building, or fixed or moveable structure, tree, shrub, plant or other thing, and the right to prevent or remove any works or uses which alter the surface level, ground cover or composition of the land. This power is necessary to enable the Applicant to impose restrictive covenants to secure protection for the Electrical Connection from potentially damaging land used taking place above.

## 7.5 Temporary possession

7.5.1 The land over which the Applicant is seeking a power to take temporary possession for the purposes of constructing the works authorised by the DCO is shown shaded yellow on the Land Plans. Article ~~30~~31 of the draft DCO is relied upon in this respect. This land is proposed to be used for the following works authorised by the DCO

a. **Work No. 8:** Works to construct a temporary construction compound including:

- i. hard standing;
- ii. vehicle parking;
- iii. accommodation block(s);
- iv. new or alteration to accesses; and
- v. construction fabrication areas.

b. [Work No. 9 \(d\): Works to construct a temporary construction compound.](#)

7.5.2 The [main area of](#) land subject to article ~~30~~31 comprises the Main Temporary Construction Compound on the western side of Norman Road, to the south of the REP site. The Main Temporary Construction Compound would be used as a laydown area, including as a delivery reception and consolidation point for construction materials, for equipment, for assembly/fabrication and for associated welfare.

7.5.3 [This location represents a change since the Application was submitted. The Applicant has planning permission for a data centre in this location, but the commencement of that development is now delayed meaning that the Applicant can use that land for the Main Temporary Construction Compound.](#) The alternative locations for construction compounds considered by the Applicant and the reasons for the selection of the proposed site are described in section 5.6 of the Environmental Statement (**Document Reference 6.1**).

~~7.5.4 The Applicant has been seeking to secure the temporary use of the land within the Main Temporary Construction Compound by private agreement with the~~



~~relevant landowners (see Appendix 2). However, in the absence of an agreement, the Applicant requires certainty the sufficient land will be available on a temporary basis during the construction period.~~

7.5.4 ~~7.5.5~~ As noted in section 5 of this Statement, the power of temporary possession in article ~~30~~31 also provides a power for the Applicant to take possession of any other land included within the Order Limits (i.e. land to which powers of compulsory acquisition, or powers to acquire rights, apply), provided that the Applicant has not already made a declaration to vest the land in itself or to enter the land following a notice of entry in advance of acquisition. This provision will enable the Applicant, if necessary, to initially take temporary possession of the whole width of any section the corridor for the Electrical Connection for the purposes of constructing the works, and subsequently acquire permanent rights over a more limited width of the land within which the Electrical Connection has been installed.

## **7.6 Extinguishment of Private Rights**

7.6.1 Article ~~25~~26 of the DCO provides for the extinguishment of private rights over land within the Order Limits in specified circumstances. This power applies. The rights that exist within the Order Limits are identified in the Book of Reference. In addition, despite the Applicant's diligent inquiry there may be unknown rights, restrictions, easements or servitudes affecting the Order Land which have the potential to interfere with the construction and operation of the Proposed Development.

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

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

7.7.1 The specific purposes for which the Applicant requires each parcel of land within the Order Limits is set out in Appendix ~~4~~B to this Statement of Reasons.

7.7.2 The first column of the table in Appendix ~~4~~B refers to the plot numbers used in the Land Plans (**Document Reference 2.1, Rev 1**) and Book of Reference (**Document Reference 4.3, Rev 1**) to identify plots of land within the Order Limits.

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

7.7.4 The third column in the table states the relevant Work Number for the purpose of which the plot of land is required. The Work Number ('Work No') is the identification number (e.g. Work No.1; or Work No.5; or Work No.3) of a particular element of the proposed development which, if the DCO were made

by the Secretary of State, would be authorised - such authorised development being described and numbered in Schedule 1 to the DCO (**Document Reference 3.1, [Rev 1](#)**).

- 7.7.5 The fourth column in the table cites the relevant article(s) in the draft DCO, being the source of the power(s) sought in respect of the plot of land.
- 7.7.6 The fifth column includes (where relevant) a reference to the Schedule in the draft Order in which the plot is listed as being required. The table in Appendix **4B** should therefore be read in conjunction with the Land Plans and Book of Reference for an understanding of the plot numbers, and with the Works Plans (**Document Reference 2.2, [Rev 1](#)**) and Schedule 1 to the draft DCO (**Document Reference 3.1, [Rev 1](#)**) for an understanding of the Work Numbers.

## **8 Communication and Negotiations**

### **8.1 Diligent inquiry/land referencing**

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

### **8.2 Diligent inquiry methodology**

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

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

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

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

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

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

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

[8.2.18 Diligent inquiries have been ongoing since submission and will continue to be carried out throughout the examination.](#)

### **8.3 Consultation with landowners**

- 8.3.1 The current position in relation to the Applicant's engagement and negotiations with each land owner affected by the Proposed Development is explained in Appendix [2C](#).
- 8.3.2 Detailed discussions are ongoing with landowners and occupiers in order to ensure that their concerns are taken into account and accommodated wherever possible. Negotiations are continuing with landowners and persons with interests in land affected by the Proposed Development.
- 8.3.3 In addition to the owners, lessees, tenants and occupiers mentioned in Appendix [2C](#) to this Statement, other parties including mortgagees and those

with known rights in relation to the Order Land, have not been included in Appendix [2C](#). They are, however, identified in the Book of Reference (**Document Reference 4.3**) submitted in support of the Application for the DCO and were included in the consultations on the Proposed Development.

#### **8.4 Consultation with Statutory Undertakers**

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

## 9 Special Considerations

### 9.1 Special Category Land - Crown Land

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

### 9.2 Special Category Land - Open Space

9.2.1 There is ~~one plot of land~~no Open Space within the Order Limits (12/02) that ~~constitutes open space for the purposes of section 19 of the Acquisition of Land Act 1981. This plot is shown on the Land Plans (Document Reference 2.1) and comprises grassland, trees and shrubbery, south of Thames Road and south-west of Crayside Industrial Estate, Crayford.~~Land.

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

### 9.3 Statutory Undertakers' Land

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

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

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

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

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

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

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

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

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

## 9.4 Other Consents

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

## 9.5 Connection Agreement

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



## 9.6 Environmental Permit

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

9.6.1 The Applicant submitted an application for an Environmental Permit under the Environmental Permitting (England and Wales) Regulations 2016, required to operate REP, to the Environment Agency on 17 December 2018. The EP application was subsequently Duly Made by the EA on 5 February 2019, with a Duly Made date of 17 December 2018. Additional information on the Environmental Permit is included in the Environmental Permit and Air Quality Note (Document Reference 8.02.06).

## 9.7 Permit to emit CO2

9.7.1 The Greenhouse Gas Emissions Trading Scheme Regulations 2005 require any operator that carries out a 'regulated activity' to have a permit. Regulated activities include combustion that uses large amounts of energy or generate large amounts of CO<sub>2</sub>, perfluorocarbons or nitrous oxide (NO<sub>2</sub>) (under Annex I of Directive 2009/29/EC). However, in accordance with European Commission guidance titled '*Guidance on Interpretation of Annex I of the EU ETS Directive*' (18 March 2010), section 3.3.2, this states that '*Installations for the incineration of municipal waste or hazardous waste are excluded in Annex I to the EU ETS Directive*'.

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

## 10 Human Rights

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

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

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

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

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

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

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

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

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

## 11 Further Information

### 11.1 Negotiation of Sale

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

### 11.2 Compensation

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

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

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

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

## 12 Conclusions

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

Statement of Reasons  
Riverside Energy Park

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12.1.8 As set out in the Funding Statement the requisite funds are available to meet any costs of land acquisition and compensation payable as a result of the use of powers of compulsory acquisition.

## Appendix A

### 12.1 Introduction

#### Existing Land Ownership and Land Assembly

12.1.1 The Applicant is promoting REP on land that is adjacent to the existing Riverside Resource Recovery Facility (RRRF). Riverside Resource Recover Limited (RRRL) and Cory Environmental Limited (CEL) together own the freehold of 84.24% of the total REP site area (6.264 Hectares). RRRL and CEL are subsidiaries of the Applicant, and all three are members of the Cory Group. The remaining land (15.76%) that comprises the REP site is in the freehold ownership of two third parties or is unregistered:

- SAS Depot Limited (SASDL) owns the freehold of plot 02/06 (0.636 hectares or 8.55% of the REP site). This parcel of land is leased to Riverside Resource Recovery Limited, a Cory group company, until the end of 2019 and is an investment asset for the landowner.
- S Wernick & Sons (Holdings) Limited (Wernick) owns the freehold of plot 02/05 (0.468 hectares or 6.29% of the REP site). This parcel of land is used by its third-party business for the open storage of temporary modular accommodation units.
- Remaining land parcels (02/20, 02/21, 02/36 and 02/37) are unregistered (0.068 hectares or 0.92% of the REP site)

12.1.2 The Applicant is in the process of seeking commercial arrangements with both SASDL and Wernick to secure the freehold of those plots that it does not own within the REP site.

12.1.3 Should the compulsory acquisition powers being sought need to be exercised, only one third party operational business (Wernick) would be affected. The other third party (SASDL) is a land investor. Thus, the impact on third party land interests to accommodate the Proposed Development is kept to a minimum through the use of the REP site, particularly due to the extensive land ownership already in the possession of the Applicant/Cory Group.

12.1.4 Given the above, the Applicant considers the use of compulsory acquisition powers to be acceptable and in the public interest given the significant benefits of the Proposed Development.

### **Other Land Interests**

12.1.5 The Western Riverside Waste Authority (WRWA) has a lease over plots 02/01, 02/02, 02/03, 02/09, 02/10, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/25, 02/29, 02/30, 02/31, 02/32 and 02/56 that relates to land in the Applicant's ownership.

12.1.6 The WRWA and Cory Environmental Limited have entered into a contract for the treatment of waste from four London Boroughs at the existing Riverside Resource Recovery Facility (RRRF). The purpose of the leasehold interest referred to above, is to ensure that, in a contract compensation and termination scenario, the WRWA has immediate access to RRRF to enable it to continue to undertake its statutory duty to dispose of the constituent councils' residual waste, while waiting for the formal freehold land transfer to occur (which would also occur under the contract). The interest does not have any wider significance.

12.1.7 Further, it is important to note that the section of the REP site over which compulsory acquisition powers are sought to extinguish the WRWA's leasehold interest to enable REP to be constructed, represents a small portion of unused land that is superfluous to the operation of RRRF ("Surplus Land"). The Surplus Land comprises wasteland habitat, meadow and container storage. The WRWA's security over the Surplus Land is in no way essential to protect the WRWA's interests. In a termination scenario, the Authority could discharge its statutory waste disposal obligations without access to the Surplus Land, as it would still hold a leasehold interest over the remaining REP site upon which RRRF and other critical infrastructure (such as the jetty and the internal roads and ramps) sit. In addition, while the entrance to the REP site is proposed to be acquired under the DCO, permanent access rights to RRRF are enshrined in the DCO Protective Provisions (see paragraph 3 of Part 1 of Schedule 10 to the draft Development Consent Order (3.1, Rev 1)). The WRWA's position is, therefore, entirely protected.

12.1.8 The Applicant has been in discussions with the WRWA, which are focused on commercial considerations, and the Applicant anticipates that it will have come to a mutually agreeable position, addressing the WRWA's concerns, prior to the end of the examination period.

12.1.9 Given the above, the Applicant considers the use of compulsory acquisition powers to be acceptable and in the public interest given the significant benefits of the Proposed Development.

### **12.2 REP Site Specific Attributes and Benefits**

12.2.1 The REP site is shown to provide a number of specific site attributes and benefits that would ensure the expedient delivery of key policy priorities:



**Optimising existing river transport infrastructure that is already established for waste & material delivery and export**

12.2.2 A particular advantage in locating REP at the REP site, and bringing waste to it, is that REP would optimise existing river transport infrastructure and networks that are already used by RRRF for waste delivery and the onward transfer of subsequently recovered secondary materials and incinerator bottom ash (IBA).

12.2.3 Located adjacent to the existing RRRF, REP would have access to the existing purpose-built jetty and the River Thames network beyond. The jetty is already utilised by RRRF and has sufficient capacity to accommodate REP deliveries and removals with no modification or improvement works required, and can therefore enable REP to be brought forward more quickly than other sites. In addition to the established jetty, the Applicant owns and operates additional required river transport infrastructure which supports the delivery of waste and materials at the REP site, including two container handling cranes and an 'on jetty' weighbridge.

12.2.4 The REP site enables increased river transport for delivering both waste to be treated and the collection of the subsequently recovered secondary materials. Utilising the existing jetty would result in fewer road deliveries required with a subsequent reduction in the potential for effects to the environment, both through improvements to air quality and reducing the number of lorries on London's roads.

12.2.5 The REP site provides the ability to make use of the Applicant's established and unique river network. The Applicant has an extensive lighterage operation which includes 5 tugs and 54 barges and operates a network of riparian transfer stations along the River Thames (Smugglers Way- Wandsworth, Cringle Dock – Battersea, Walbrook Wharf- City of London and Northumberland Wharf – Tower Hamlets). The Applicant also has permission for an additional waste transfer station facility at the Port of Tilbury adjacent to the IBA processing facility. These facilities have the capacity (under existing permits and permissions) to handle the residual waste that would be transported to REP for recovery. These pre-established river assets provide a strategic waste logistics procurement network that offer ready access to a large area of Central London

**Optimising a location that is already in a low carbon/renewable and waste management use (including the ability to share infrastructure with RRRF, thereby reducing the footprint of REP)**

12.2.6 The REP site optimises the use of existing waste management sites and existing infrastructure for both waste management and transport.

12.2.7 The REP site enables REP and RRRF to share required infrastructure including, reception and gate house, two weighbridges (both for road and river deliveries), two container handling cranes and the internal operational road circulation network.

12.2.8 The REP site utilises the existing access to the road network via Norman Road. This access point is already utilised by vehicles accessing RRRF, thus it is known that standard waste delivery and export vehicles could access REP without the need for new or upgrading highway works.

12.2.9 Utilising this established infrastructure, has enabled REP to be designed efficiently. This co-location approach reduces the overall footprint that would be associated with the proposed development of a generating station, and significantly reduces the area of land subject to compulsory acquisition.

### **Use of a brownfield site that is adequate to accommodate REP**

12.2.10 The REP site currently consists of under-utilised brownfield sites.

12.2.11 The land within the REP site that is currently in Applicant's ownership is used for open container storage, contractor maintenance, staff parking and an open mosaic habitat area. Alternative locations for all these uses have been identified by the Applicant either within the REP site or RRRF site or in the case of container storage, at the Port of Tilbury.

12.2.12 Parcel 02/06 is an industrial piece of land, with concrete hardstanding. The site currently<sup>1</sup> hosts some portable cabins, a small workshop and store on site and some materials stored in the open.

12.2.13 Parcel 02/05 is currently<sup>2</sup> covered by concrete hardstanding with a small workshop on the eastern side with a vehicle wash area at the rear. At the front of the site is two storey portable cabin used as an office. There are portable cabins stored on the site in connection with the occupier's business hiring out portable cabins.

12.2.14 None of the current uses identified above have specific requirements that could not be found elsewhere in the locality.

### **Proximity to the necessary electrical connection**

12.2.15 At the time of submission of the Application, the Applicant identified varying Electrical Connection route options as demonstrated on **Figure 1.2 Application Boundary and Assessment Areas** of the **ES (Document Reference 6.2)**, which were assessed within **Chapters 6-15** of the **ES (Document Reference 6.1)**. Subsequent to non-intrusive and intrusive investigations by UKPN, completed in March 2019, a single Electrical Connection route is now represented in the revised Application Boundary submitted at Deadline 2 of the Examination.

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<sup>1</sup> As per site inspection on 12<sup>th</sup> March 2019

<sup>2</sup> As per site inspection on 12<sup>th</sup> March 2019

12.2.16 The Electrical Connection is now proposed to follow routes 1A from the REP site along Norman Road where it would follow route 1 to the A206/Joyce Green Lane roundabout. Here, the Electrical Connection would follow route 2B until it re-joins route 1 which connected with the Littlebrook substation.

12.2.17 The REP site is ideally situated in relation to the Electrical Connection Point, as a viable Electrical Connection route is identified which would be predominantly underground and in the adopted highway. The majority of the Electrical Connection route follows the existing highway network apart from one section (route 2B) which follows the line of previously disturbed ground. Therefore, effects to the environment from installation of the Electrical Connection are reduced as far as reasonably practicable.

#### **Providing good potential for district heating**

12.2.18 The Proposed Development will be heat network enabled and will have the ability to export heat from the start of operation.

12.2.19 A Combined Heat and Power Supplementary Report (**Document Reference 5.4.1**) provides detail on the extensive opportunities for heat export within the local area. It confirms there is sufficient demand to utilise the heat produced from both REP and RRRF.

12.2.20 A total demand of approximately 8,300 GWh/annum exists within 10 km of the REP site, which is located within a Heat Network Priority Area. After screening, two principal heat network options exist, of which the Thamesmead regeneration programme offers the most favourable solution. To fully satisfy the proposed 20,000 dwellings and associated commercial premises, heat supply from both REP and the RRRF is required.

#### **Location is such that there are no significant adverse effects on the sensitive residential and environmental receptors**

12.2.21 The above unique site benefits are delivered at a location that is demonstrated to result in minimal significant adverse effects to the environment and residential receptors. The ES submitted by the Applicant (**Document Reference 6.1**) demonstrates that during construction and operation, significant adverse effects have only been identified through the Townscape and Visual Impact assessment, however, REP meets requirements on all other environmental criteria and residential amenity and design including air quality, noise, dust and odour.

12.2.22 REP does not result in any other unacceptable adverse effects and the socio-economic assessment identified significant beneficial effects during both the construction and operational phases.

12.2.23 The REP site delivers societal gain through architectural and sustainable design, the sustainable transport of waste, recovery and storage of renewable/low carbon energy, the creation of economic value through jobs.

12.2.24 The REP site, with its established river infrastructure, established waste management use and limited neighbouring receptors is considered unique both in London and the South East.

### **A Site Promoted in Policy**

12.2.25 Whilst not the principal basis for determining DCO applications, policy contained within the development plan is specific about the key features sought for sites proposed for of energy generating and waste management projects. All of the above reasons for locating REP at the REP site are in compliance with the local development plan for the site, which comprises:-

- The London Plan: The Spatial Development Strategy for London Consolidated with Alterations Since 2011 Mayor of London, March 2016
- The Draft New London Plan Showing Minor Suggested Changes, Mayor of London, August 2018
- Bexley Core Strategy, London Borough of Bexley, February 2012;
- Preferred Approaches to Planning Policies and Land-Use Designations: Regulation Stage 18 Consultation Paper, London Borough of Bexley, February 2019;

12.2.26 The development plan policy relevant to this question is summarised in **Table 1**, with the relevant features considered in more detail.

## **12.3 Conclusion**

12.3.1 The benefits of the REP site, together with the fact that 84 % of the total of the REP site is in the freehold ownership of the Applicant/Cory Group, makes the REP site the right location for REP. In particular the optimisation of existing infrastructure (river infrastructure and the infrastructure at RRRF) which has reduced the footprint of REP, and the proximity to the heat network demand, means that the Applicant has chosen an ideal site for REP both in terms of minimising environmental effects and compulsory acquisition. Indeed, many of these benefits could not be replicated elsewhere, such as the use of existing river transport infrastructure that is designed to receive waste and collect the recovered secondary materials, and the sharing of facilities with the neighbouring waste facility.

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Statement of Reasons  
Riverside Energy Park

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Table 1 Identifying the key policy requirements relevant to site choice

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<u>Bexley Core Strategy</u>		
<p><u>Policy CS15 Achieving an integrated and sustainable transport system</u>  <u>The Council will work to make the most of existing transport infrastructure, promoting the sustainability of freight movement in the borough through protection of viable safeguarded wharves.</u>  <u>Development to increase use of the River Thames for transport is supported. Waterside development will be expected to have particular regard to the contribution that could be made by the waterway network.</u></p>	<u>Yes.</u>	<p><u>Yes. One of the major benefits of the REP site is its location adjacent to an existing large operational, safeguarded jetty and its access thereon to working wharves.</u></p> <p><u>It is the only waste management site using river freight in the London and indeed the UK.</u></p>
<p><u>Policy CS20 Sustainable waste management</u>  <u>The Council will ensure that land resources are available to meet its waste apportionments and other requirements, such as the Mayor's recycling or composting targets, including collaboration with the other London boroughs as appropriate. It will support regionally significant waste management infrastructure; identify and safeguard sites suitable for waste management uses; and set out specific criteria for site assessment of new waste management facilities.</u></p>	<u>Yes.</u>	<p><u>Yes. REP will contribute to Bexley's waste apportionment policy target (not least through the Anaerobic Digestion Facility) and being located in London enables the capital to meet self-sufficiency targets and be proximate to waste arising in the South East.</u></p>
<u>Bexley Reg 18 consultation document on preferred approaches to planning policies</u>		
<p><u>Policy DP 22: New waste management facilities and extensions and alterations to existing sites</u>  <u>The preferred approach for new waste management facilities is</u></p>	<u>Yes.</u>	<p><u>Yes</u>  <u>REP is located within a Strategic Industrial Location and is designated by</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>that:</u></p> <p><u>Proposals for new waste management facilities, or for extensions to existing facilities, must demonstrate that they will move waste up the waste hierarchy.</u></p> <p><u>Appropriate locations for waste management facilities will be identified within Strategic Industrial Locations, and development proposals should ensure that all opportunities for locating in these areas have been investigated before pursuing applications elsewhere.</u></p> <p><u>Development proposals will be assessed using locally specific criteria, having regard to the requirements of the EU Directive, the Government's policies on waste and the Mayor's London Plan, including impacts of the proposal on the local environment and residential amenity. Proposals for new facilities, extensions and alterations should be well designed and contribute positively to local character.</u></p>		<p><u>Bexley for employment use subject to good standards of design outlined in the NPS EN3 and will move waste up the hierarchy. However, these are features that may not be found at other locations.</u></p>
<u>The London Plan</u>		
<p><u>Policy 2.17 Strategic Industrial Locations</u></p> <p><u>The Mayor will, and boroughs and other stakeholders should, promote, manage and, where appropriate, protect strategic industrial locations (SILs) as London's main reservoirs of industrial and related capacity, including waste management.</u></p>	<u>Yes</u>	<p><u>Yes. Belvedere Industrial Area (part) is designated as a Preferred Industrial Area.</u></p>
<p><u>Policy 2.13 Opportunity Areas and intensification areas</u></p> <p><u>Bexley Riverside Opportunity Area relates to parts of Erith, Crayford, Slade Green and Belvedere. Account should be taken of the Area's strategically important role in addressing London's</u></p>	<u>Yes</u>	<p><u>Yes. Being located in the Opportunity Area, the REP site meets the policy requirement to fulfil the strategic logistics role of one of London's</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>logistics requirements including safeguarded wharves on the River Thames, as well as waste management.</u></p>		<p><u>safeguarded wharves and provide a waste management facility.</u></p>
<p><u>Policy 4.4 Managing industrial land and premises</u> <u>LDFs should demonstrate how the borough stock of industrial land and premises in strategic industrial locations (Policy 2.17), locally significant industrial sites and other industrial sites will be planned and managed, taking account of:</u></p> <ul style="list-style-type: none"> <li><u>• the need for strategic and local provision for waste management</u></li> <li><u>• the need to identify sufficient capacity for renewable energy generation.</u></li> <li><u>• accessibility to the strategic road network and potential for transport of goods by rail and/or water transport</u></li> </ul>	<p><u>Yes</u></p>	<p><u>Yes. The REP site enables LBB to meet the London's Plan requirement to manage an industrial location to take account of the need for waste management capacity, generation of renewable energy and promoting goods by water transport.</u></p>
<p><u>Policy 5.2 Minimising carbon dioxide emissions</u> <u>Development proposals should make the fullest contribution to minimising carbon dioxide emissions in accordance with the following energy hierarchy:</u></p> <p><u>1 Be lean: use less energy</u> <u>2 Be clean: supply energy efficiently</u> <u>3 Be green: use renewable energy</u></p> <p><u>Major development proposals should include a detailed energy assessment to demonstrate proposals to further reduce carbon dioxide emissions through the use of decentralised energy where feasible, such as district heating and cooling and combined heat and power (CHP).</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The location of the REP site enables delivery of a new decentralised energy network and CHP, supporting reduced carbon emissions from energy generation.</u></p>



Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>Policy 5.5 Decentralised energy networks</u>  <u>The Mayor expects 25% of the heat and power used in London to be generated through the use of localised decentralised energy systems by 2025. In order to achieve this target, the Mayor prioritises the development of decentralised heating and cooling networks at the development and area wide levels, including larger scale heat transmission networks.</u>  <u>Within LDFs, boroughs should develop policies and proposals to identify and establish decentralised energy network opportunities. As a minimum, boroughs should identify opportunities for expanding existing networks and establishing new networks and identify possible opportunities to utilise energy from waste.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The location of the REP site enables delivery of a new decentralised energy network using energy from waste.</u></p>
<p><u>Policy 5.6 Decentralised energy in development proposals</u>  <u>Development proposals should evaluate the feasibility of Combined Heat and Power (CHP) systems, and where a new CHP system is appropriate also examine opportunities to extend the system beyond the site boundary to adjacent sites.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The location of the REP site enables delivery of a new CHP system beyond the site boundary to nearby developments.</u></p>
<p><u>Policy 5.12 Flood risk management</u>  <u>Development adjacent to flood defences will be required to protect the integrity of existing flood defences and wherever possible should aim to be set back from the banks of watercourses and those defences to allow their management, maintenance and upgrading to be undertaken in a sustainable and cost effective way.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The Proposed Development will not affect flood defences.</u></p>
<p><u>Policy 5.16 Waste net self-sufficiency</u>  <u>The Mayor will work with London boroughs, the private sector and</u></p>	<p><u>Yes</u></p>	<p><u>Yes. Being located in London, the REP site makes a contribution to net self-</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>others to:</u></p> <ul style="list-style-type: none"> <li>• <u>manage as much of London’s waste within London as practicable, working towards managing the equivalent of 100% of London’s waste within London by 2026</u></li> <li>• <u>create positive environmental and economic impacts from waste processing</u></li> <li>• <u>work towards zero biodegradable or recyclable waste to landfill by 2026.</u></li> </ul> <p><u>This will be achieved by, inter alia:</u></p> <ul style="list-style-type: none"> <li>• <u>encouraging the reuse of and reduction in the use of materials.</u></li> <li>• <u>exceeding recycling/composting levels in local authority collected waste of 45% by 2015, 50% by 2020 and aspiring to achieve 60% by 2031</u></li> <li>• <u>exceeding recycling/composting levels in commercial and industrial waste of 70%.</u></li> </ul> <p><u>The Mayor acknowledges that waste contracts do not recognise administrative boundaries and that waste flows across borders. Consequently, the aim of his waste policies is to achieve net self-sufficiency for household and commercial waste by 2026.</u></p> <p><u>The Mayor believes that reducing waste, boosting reuse and recycling performance and generating low carbon energy from non-recyclable waste will deliver environmental and economic benefits to London.</u></p>		<p><u>sufficiency, increased recycling, decreased landfill and delivers environmental and economic benefits for London.</u></p>
<p><u>Policy 5.17 Waste capacity</u></p>	<p><u>Yes.</u></p>	<p><u>Yes. The REP site promotes water</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>The Mayor supports the need to increase waste processing capacity in London. He will work with London boroughs and waste authorities to identify opportunities for introducing new waste capacity, including strategically important sites for waste management and treatment. Proposals for waste management will be assessed against several criteria, including:</u></p> <ul style="list-style-type: none"> <li><u>• Facilities generating energy from waste will need to meet, or demonstrate that steps are in place to meet, a minimum CO2eq performance of 400 grams of CO2eq per kilowatt hour (kwh) of electricity produced.</u></li> <li><u>• the environmental impact on surrounding areas, particularly noise emissions, odour, air quality and visual impact and impact on water resources</u></li> <li><u>• the full transport and environmental impact of all collection, transfer and disposal movements and, in particular, the scope to maximise the use of rail and water transport using the Blue Ribbon Network.</u></li> <li><u>• Wherever possible, opportunities should be taken to provide combined heat and power and combined cooling heat and power.</u></li> <li><u>• Developments adjacent to waste management sites should be designed to minimise the potential for disturbance and conflicts of use.</u></li> </ul> <p><u>Land to manage borough waste apportionments should be brought forward through:</u></p> <ul style="list-style-type: none"> <li><u>• protecting and facilitating the maximum use of existing</u></li> </ul>		<p><u>transport of waste, use of wharves and facilitates use of CHP with a heat offtake incorporated. It maximises the use of existing waste sites and is located in a strategic industrial location.</u></p> <p><u>The REP site has an existing proven and successful track record since operations commenced in 2011, in avoiding disturbance and conflicts of use and, as demonstrated in the Environmental Statement, has no adverse environmental impacts on surrounding areas.</u></p> <p><u>The Proposed Development increases waste processing capacity in London.</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>waste sites</u></p> <ul style="list-style-type: none"> <li>• <u>identifying sites in strategic industrial locations (see Policy 2.17)</u></li> <li>• <u>identifying sites in locally significant employment areas (see Policy 4.4)</u></li> <li>• <u>safeguarding wharves (in accordance with policy 7.26) with an existing or future potential for waste management.</u></li> </ul> <p><u>It is envisaged that land in strategic industrial locations will provide the major opportunities for locating waste treatment facilities. Boroughs should also look to locally significant industrial sites and existing waste management sites. Existing waste management sites (including safeguarded wharves with waste use or potential) should be clearly identified and safeguarded for waste use. Waste to energy facilities should be equipped with a heat off-take from the outset.</u></p> <p><u>Developments deriving fuel from waste and recovering value from residual waste should be supported. Where movement of waste is required, priority should be given to facilities for movement by river or rail. Opportunities to provide combined heat and power and combined cooling, heat and power should be taken wherever possible (see Policies 5.5, 5.6 and 5.8).</u></p>		
<p><u>Policy 6.1 Strategic approach</u></p> <p><u>The Mayor will work with all relevant partners to encourage the closer integration of transport and development by seeking to increase the use of the Blue Ribbon Network, especially the Thames, for passenger and freight use.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The REP site will support increased use of the Thames for freight traffic.</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>Policy 6.14 Freight</u></p> <p><u>The Mayor will work with all relevant partners to promote movement of freight by rail and waterway. Development proposals that increase the use of the Blue Ribbon Network for freight transport will be encouraged.</u></p> <p><u>DPDs should promote sustainable freight transport by safeguarding existing sites and identifying new sites to enable the transfer of freight to rail and water.</u></p>	<u>Yes</u>	<u>Yes. The REP site will support increased use of the Thames for freight traffic.</u>
<p><u>Policy 7.24 Blue Ribbon Network</u></p> <p><u>The Blue Ribbon Network is a strategically important series of linked spaces. Uses of the waterspace and land alongside it for water related purposes should be prioritised, in particular for passenger and freight transport.</u></p>	<u>Yes</u>	<u>Yes. The REP site will support increased use of the Thames for freight traffic.</u>
<p><u>Policy 7.26 Increasing the use of the Blue Ribbon Network for freight transport</u></p> <p><u>The Mayor seeks to increase the use of the Blue Ribbon Network to transport freight. Development proposals:</u></p> <ul style="list-style-type: none"> <li><u>• should protect existing facilities for waterborne freight traffic, in particular safeguarded wharves should only be used for waterborne freight handling use.</u></li> <li><u>• which increase the use of safeguarded wharves for waterborne freight transport, especially on wharves which are currently not handling freight by water, will be supported.</u></li> </ul>	<u>Yes</u>	<u>Yes. The REP site will support increased use of the Thames for freight traffic and increases the use of safeguarded wharves.</u>
<u>Policy 7.27 Blue Ribbon Network: supporting infrastructure and</u>	<u>Yes</u>	<u>Yes</u>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>recreational use</u></p> <p><u>Development proposals should enhance the use of the Blue Ribbon Network, in particular proposals should protect and improve existing access points to or alongside the Blue Ribbon Network.</u></p> <p><u>Within LDFs boroughs should identify the location of waterway facilities and any opportunities for enhancing or extending facilities, especially within opportunity areas.</u></p>		
<u>The Draft London Plan</u>		
<p><u>Policy SI3 Energy infrastructure</u></p> <p><u>Energy masterplans should be developed for large-scale development locations which identify:</u></p> <p><u>1) major heat loads (including anchor heat loads, with particular reference to sites such as universities, hospitals and social housing) 2) heat loads from existing buildings that can be connected to future phases of a heat network</u></p> <p><u>3) major heat supply plant including opportunities to utilise heat from energy from waste plants</u></p> <p><u>opportunities to maximise renewable electricity generation</u></p> <p><u>Meeting the Mayor’s zero- carbon target by 2050 requires changes to the way we use and supply energy so that power and heat for our buildings and transport is generated from clean, low-carbon, renewable and secondary sources. Decentralised energy will become an increasingly important element of London’s energy supply. Developments should connect to existing heat networks wherever feasible. The Mayor has identified Heat</u></p>	<u>Yes</u>	<p><u>Yes.</u></p> <p><u>REP is located within to a Heat Network Priority Area and is well located to provide district heating to the redevelopment of Thamesmead</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>Network Priority Areas, which can be found on the London Heat Map website.</u></p>		
<p><u>Policy SI8 Waste capacity and net waste self-sufficiency (London should achieve net self-sufficiency) by 2026</u>  <u>Existing waste management sites should be safeguarded</u>  <u>The waste management capacity of existing sites should be optimised.</u>  <u>New waste management sites should be provided where required.</u>  <u>Environmental, social and economic benefits from waste and secondary materials management should be created.</u>  <u>Development Plans should identify the following as suitable locations to manage borough waste apportionments:</u>  <u>existing waste and secondary material sites/land with a view to maximising their capacity</u>  <u>Strategic Industrial Locations and Locally Significant Employment Sites</u>  <u>safeguarded wharves with an existing or future potential for waste and secondary material management.</u>  <u>Development proposals that contribute towards renewable energy generation, or provide combined heat and power and/or combined cooling heat and power are particularly encouraged.</u>  <u>Developments proposals for new waste sites or to increase the capacity of existing sites should be evaluated against the</u></p>	<p><u>Yes.</u></p>	<p><u>Yes. The REP site:</u></p> <ul style="list-style-type: none"> <li><u>• offers opportunity to maximise the capacity of the existing waste site</u></li> <li><u>• is located within a Strategic Industrial Location</u></li> <li><u>• provides the opportunity for the use of CHP</u></li> <li><u>• increases use of a safeguarded wharf for waste management, supporting increased waterborne freight transport</u></li> <li><u>• is an enclosed process and has no adverse impacts on residential amenity, as demonstrated in the Environmental Statement and the track record of the existing waste management use.</u></li> </ul> <p><u>Being located in London, the site makes a contribution to net self-sufficiency, recovers secondary materials from waste and delivers economic, social and environmental benefits for London.</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>following criteria:</u></p> <p><u>1) the nature of the activity, its scale and location</u></p> <p><u>2) job creation and social value benefits including skills, training and apprenticeship opportunities</u></p> <p><u>3) achieving a positive carbon outcome resulting in significant greenhouse gas savings - facilities generating energy from waste will need to meet a minimum performance of 400g of CO<sub>2</sub> equivalent per kilowatt hour of electricity produced.</u></p> <p><u>4) the impact on amenity in surrounding areas (including but not limited to noise, odours, air quality and visual impact) - where a site is likely to produce significant air quality, dust or noise impacts, it should be fully enclosed</u></p> <p><u>5) the transport and environmental impacts of all vehicle movements related to the proposal - the use of renewable fuels from waste sources and the use of rail and waterway networks to transport waste should be supported.</u></p> <p><u>Waste processing facilities should be well designed and contribute to the local economy as a source of new products and new jobs. They should take account of health and safety within the facility, the site and adjoining neighbourhoods. Developments supporting circular economy outcomes such as re-use, repair and re-manufacture, will be encouraged. Where movement of waste is required, priority should be given to facilities for movement by river or rail. Opportunities for combined heat, power and cooling should be taken wherever possible. Waste to energy facilities should be equipped with a heat off-take from the outset.</u></p>		



Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>Policy SI12 Flood risk management</u>  <u>Development proposals should ensure that flood risk is minimised and mitigated, and that residual risk is addressed.</u>  <u>Development proposals adjacent to flood defences will be required to protect the integrity of flood defences and allow access for future maintenance and upgrading. Development should be set back from flood defences to allow for future maintenance and upgrades.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The Proposed Development avoids flood defences. The Proposed Development will have no impact on flood risk.</u></p>
<p><u>Policy SI14 Waterways – strategic role</u>  <u>Development proposals should seek to maximise the multifunctional benefits waterways provide. The use of waterways, in particular for, inter alia, freight transport, is promoted.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The REP site will support increased use of the Thames for freight traffic.</u></p>
<p><u>Policy SI15 Water transport</u>  <u>Development proposals to facilitate an increase in the amount of freight transported by river on London’s waterways should be supported.</u>  <u>Boroughs should protect existing locations and identify new locations for additional waterborne freight. There may be opportunities to consolidate wharves as part of strategic land use change, in particular within Opportunity Areas; these will need to ensure that the capacity and operability of the wharves is retained and where possible expanded.</u>  <u>Development proposals which increase the use of safeguarded wharves for waterborne freight transport will be supported.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The REP site will support increased use of the Thames for freight traffic in an Opportunity Area and increases the use of safeguarded wharves for freight transport.</u></p>

Statement of Reasons  
Riverside Energy Park

<u>Policy</u>	<u>Relevant to site choice?</u>	<u>REP site compliant?</u>
<p><u>Development proposals that include the provision of a water freight use on a safeguarded wharf, with other land uses above or alongside, will need to ensure that the development is designed so that there are no conflicts of use and that the freight-handling capacity of the wharf is not reduced.</u></p> <p><u>Water transport is recognised as one of the most sustainable modes for freight, particularly for low-value, non-time-critical bulk movements. The Mayor will promote positive action to achieve greater use of water transport to bring inactive sites into use or to optimise the use of under-utilised sites. Appropriate access to the highway network and relevant freight-handling infrastructure such as jetties should also be protected.</u></p>		
<p><u>Policy SI16 Waterways – use and enjoyment</u></p> <p><u>Development proposals adjacent to waterways should protect and enhance, where possible, existing moorings.</u></p> <p><u>New development should utilise the waterways for transport purposes where possible.</u></p>	<p><u>Yes</u></p>	<p><u>Yes. The REP site will support increased use of the Thames for freight traffic.</u></p>

[Appendix B](#) **Appendix A**

Table [AB.1](#) Details of the purpose for which compulsory acquisition and temporary possession powers are sought

Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/01	Acquisition of rights over the land for works to construct and install supporting infrastructure	6	<a href="#">23</a> <a href="#">24</a>	7
02/02	Acquisition of land for the construction and operation of the energy recovery facility, including emissions stacks, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6	<a href="#">21</a> <a href="#">22</a>	n/a
02/03	Acquisition of rights over land for works to construct and install supporting infrastructure	6	<a href="#">23</a> <a href="#">24</a>	7
02/04	Acquisition of land for the construction and operation of the energy recovery facility, including emissions stacks, anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	<a href="#">21</a> <a href="#">22</a>	n/a
02/05	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	<a href="#">21</a> <a href="#">22</a>	n/a
02/06	Acquisition of land for the construction and operation of the energy recovery facility, including, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1C, 1D, 1E, 2, 3, 4, 5, 6	<a href="#">21</a> <a href="#">22</a>	n/a

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/07	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	<del>21</del> <u>22</u>	n/a
02/08	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <u>22</u>	n/a
02/09	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <u>22</u>	n/a
02/10	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <u>24</u>	7
02/11	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <u>22</u>	n/a
02/12	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <u>22</u>	n/a
02/13	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <u>24</u>	7
02/14	Acquisition of rights over land for works to construct and install supporting infrastructure for the	6	<del>23</del> <u>24</u>	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	project.			
02/15	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/16	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/17	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/18	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/19	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/20	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <a href="#">22</a>	n/a
02/21	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure including the cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <a href="#">22</a>	n/a
02/22	Acquisition of land for the construction and operation of the energy recovery facility, including anaerobic digester, battery storage, cooling system, CHP equipment, substation and supporting buildings, facilities and infrastructure.	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6	<del>21</del> <a href="#">22</a>	n/a

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
02/23	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure, cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <a href="#">22</a>	n/a
02/24	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure, cooling system, CHP equipment and substation.	1C, 2, 3, 4, 5, 6	<del>21</del> <a href="#">22</a>	n/a
02/25	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/26	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/27	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/28	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/29	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/30	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <a href="#">22</a>	n/a
02/31	Acquisition of rights over land for works to construct and install supporting infrastructure for the project.	6	<del>23</del> <a href="#">24</a>	7
02/32	Acquisition of rights over the land for works to construct and install supporting infrastructure for the	6	<del>23</del> <a href="#">24</a>	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	project.			
02/33	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7) and installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	<del>23</del> <u>24</u>	7
02/34	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	<del>23</del> <u>24</u>	7
02/35	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <u>22</u>	n/a
02/36	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <u>22</u>	n/a
02/37	Acquisition of land for the construction and operation of supporting buildings, facilities and infrastructure.	5, 6	<del>21</del> <u>22</u>	n/a
02/38	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (Work Nos. 9A-C).	7, 9A-C	<del>23</del> <u>24</u>	7
02/39	Acquisition of rights over land for installation of the Electrical Connection (Works Nos. 9A-C).	9A-C	23	7
02/40	Acquisition of rights over land for installing the Electrical Connection (Work Nos. 9A-C).	9A-C	23	7
02/41	Acquisition of rights over land for installing the Electrical	9A-C	23	7

Statement of Reasons  
Riverside Energy Park

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	<del>Connection (9A-C).</del>			
02/42	<del>Acquisition of rights over land for installing the Electrical connection (9A-C).</del>	9A-C	23	7
02/43	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.  <a href="#">Temporary possession for construction compound.</a>	7, 8	<del>23</del> 24, 31	7, 9
02/44	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.  <a href="#">Temporary possession for construction compound.</a>	7, 8	<del>23</del> 24, 31	7, 9
02/45	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7) and for installing the Electrical Connection (9A-C).	7, 9A-C	<del>23</del> 24	7
02/46	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and for installing the Electrical Connection (9A-C).	7, 9A-C	<del>23</del> 24	7
02/47	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.	7	<del>23</del> 24	7
02/48	Acquisition of rights over land for works to construct and install pipes and cables from works number 6.  <a href="#">Temporary possession for construction compound.</a>	7, 8	<del>23</del> 24, 31	7, 9
02/49	Acquisition of rights over land for works to construct and install pipes and cables from works	7, 8	<del>23</del> 24, <del>30</del> 31	7, 9



[Statement of Reasons](#)  
[Riverside Energy Park](#)

Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
	number 6. <del>Also use as a</del> Temporary <a href="#">possession for</a> construction compound <del>(Work No 8)</del> .			
02/50	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 and installing the Electrical Connection.	7, 9A-C	<del>23</del> <a href="#">24</a>	7
02/51	Acquisition of rights over land for works to construct and install pipes and cables from works number 6 (7). Also use as a Temporary construction compound (8).	7, 8	<del>23</del> <a href="#">24</a> , <del>30</del> <a href="#">31</a>	7, <a href="#">9</a>
02/52	A Temporary construction compound	<del>7, 8, 9A-C</del>	<del>30</del> <a href="#">31</a>	<del>n/a</del> <a href="#">9</a>
<del>02/53</del>	<del>Temporary construction compound</del>	8	30	n/a
02/54	Acquisition of rights over land for an installing the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
02/ <del>55</del> <a href="#">56</a>	<del>Temporary</del> <a href="#">Acquisition of land for the construction compound and operation of supporting buildings, facilities and infrastructure.</a>	<del>85, 6</del>	<del>30</del> <a href="#">22</a>	n/a
02/57	Acquisition of rights over land for an installing the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>03/01</del>	<del>Acquisition of rights over land for Electrical Connection.</del>	9A-C	23	7
<del>03/02</del>	<del>Acquisition of rights over land for installing the Electrical connection (9A-C).</del>	9A-C	23	7
03/03	Acquisition of rights over The Applicant proposes to use the land for an installing the Electrical connection (9A-C).	9A-C	<del>23</del> <a href="#">24</a>	7

Statement of Reasons  
Riverside Energy Park

Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
03/04	Acquisition of rights over The Applicant proposes to use the land for an installing the Electrical connection (9A-C).	9A-C	<del>23</del> <u>24</u>	7
03/05	Temporary construction compound.	8	<del>30</del> <u>31</u>	<del>7</del> <u>9</u>
03/06	Acquisition of rights over land for installing the Electrical connection <del>and use as a Temporary construction compound (8).</del>	8, 9A-C	<del>23,</del> <u>30</u> <u>24</u>	7
<del>03/07-</del>	<del>The Applicant proposes to use the land as a Temporary construction compound (8).</del>	8		
<del>03/09</del>	<del>Temporary construction compound.</del>	8	30	n/a
03/10	Acquisition of rights over land for installing the Electrical connection <del>and use as a Temporary construction compound.</del>	8, 9A-C	<del>23,</del> <u>30</u> <u>24</u>	7
03/11	Acquisition of rights over land for installing the Electrical connection land for the Electrical connection.	9A-C	<del>23</del> <u>24</u>	7
03/12	Acquisition of rights over land for the Electrical connection.	9A-C	<del>23</del> <u>24</u>	7
03/13	Acquisition of rights over the land for the Electrical connection.	9A-C	<del>23</del> <u>24</u>	7
04/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <u>24</u>	7
04/02	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <u>24</u>	7
<del>04/03</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	9A-C	23	7
<del>04/04</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	9A-C	23	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
05/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>05/02</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>05/03</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>05/04</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
06/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
06/02	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
06/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
06/04	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>06/05</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>06/06</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>07/01</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
07/02	Acquisition of rights over land for the Electrical.	9A-C	<del>23</del> <a href="#">24</a>	7
07/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
07/04	Acquisition of rights over land for the Electrical.	9A-C	<del>23</del> <a href="#">24</a>	7
07/05	Acquisition of rights over land for the Electrical.	9A-C	<del>23</del> <a href="#">24</a>	7
07/06	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
07/07	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
07/08	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
07/09	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
07/10	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>07/11</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>08/01</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>08/02</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
09/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>10/01</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>10/02</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>10/03</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>10/04</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>10/05</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
11/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
11/02	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
11/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>11/04</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>11/05</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>

Statement of Reasons  
Riverside Energy Park

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
12/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>12/02</del>	<del>Acquisition of rights beneath the surface of the land for the installation of the Electrical Connection.</del>	<del>9A and 9B only</del>	<del>23</del>	<del>7</del>
12/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/04	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/05	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/06	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>12/07</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
12/08	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/09	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/10	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/11	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/12	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/13	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/14	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/15	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/16	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
<a href="#">12/16a</a>	<a href="#">Acquisition of rights over land for the Electrical Connection.</a>	<a href="#">9A-C</a>	<a href="#">24</a>	<a href="#">7</a>
12/17	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/18	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
12/19	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/02	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/04	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/05	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/06	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/07	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/08	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/09	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>13/10</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
13/11	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/12	<del>Acquisition of rights over land for the Electrical Connection</del> <a href="#">Temporary construction area.</a>	<del>9A-C</del> <a href="#">8</a>	<del>23</del> <a href="#">31</a>	<del>7</del> <a href="#">9</a>

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
13/13	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/14	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/15	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
13/ <del>16</del> <a href="#">18</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>13/17</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
<del>13</del> <a href="#">14</a> / <del>18</del> <a href="#">01</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/ <del>01</del> <a href="#">02</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/ <del>02</del> <a href="#">03</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/ <del>03</del> <a href="#">04</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/04 <a href="#">a</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/ <del>05</del> <a href="#">04b</a>	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/06	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/07	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/08	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
14/09	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
15/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
15/02	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7

[Statement of Reasons](#)  
[Riverside Energy Park](#)

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Plot no.	Purpose for which plot is required	Work No.	DCO article	DCO schedule
15/03	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
<del>15/04</del>	<del>Acquisition of rights over land for the Electrical Connection.</del>	<del>9A-C</del>	<del>23</del>	<del>7</del>
15/05	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
16/01	Acquisition of rights over land for the Electrical Connection.	9A-C	<del>23</del> <a href="#">24</a>	7
16/02	Acquisition of rights over land for the Electrical Connection and to connect the Electrical Connection to the Littlebrook substation and any associated improvements required (10).	9A-C, 10	<del>23</del> <a href="#">24</a>	7
16/03	Acquisition of rights to connect the Electrical Connection to the Littlebrook substation and any associated improvements required (10).	10	<del>23</del> <a href="#">24</a>	7
16/04	Acquisition of rights to connect the Electrical Connection to the Littlebrook substation and any associated improvements required (10).	10	<del>23</del> <a href="#">24</a>	7



Appendix C ~~Appendix B~~

**NEGOTIATIONS WITH OWNERS OF INTERESTS IN LAND**

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

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

Table **BC.1**

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

Statement of Reasons  
Riverside Energy Park

Western Riverside Waste Authority (WRWA) – Lessee and Occupier	02/01, 02/02, 02/03, 02/09, 02/10, 02/12, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/19, 02/25, 02/29, 02/30, 02/31, 02/32, <a href="#">02/56</a>	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).</p>		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p><del>30.04.18— Initial RFI issued to WRWA.</del></p> <p><del>21.05.18— Ardent following up on RFI called and were informed RFI had not been received. RFI and documents were then forwarded via email to shirley@wrwa.gov.uk.</del></p> <p><del>30.05.18— Chaser RFI issued.</del></p> <p><a href="#">30.04.18</a> <a href="#">Initial RFI issued to WRWA.</a></p> <p><a href="#">05.02.18</a> <a href="#">Initial letter from the Applicant to WRWA opening up the consultation &amp; commercial discussions.</a></p> <p><a href="#">28.02.18</a> <a href="#">Meeting between the Applicant and WRWA – commercial discussions.</a></p> <p><a href="#">21.05.18</a> <a href="#">Ardent following up on RFI called and were informed RFI had not been received. RFI and documents were then forwarded via email to shirley@wrwa.gov.uk.</a></p> <p><a href="#">30.05.18</a> <a href="#">Chaser RFI issued.</a></p> <p><a href="#">01.06.18</a> <a href="#">RFI was returned by Mark Broxup, confirming their interests within the Proposed Development.</a></p> <p><a href="#">12.06.18</a> <a href="#">s42 documentation issued to WRWA.</a></p> <p><a href="#">15.06.18</a> <a href="#">Email correspondence from Mark Broxup for amendment to address for future consultation documents.</a></p> <p><a href="#">17.07.18</a> <a href="#">s42 Response from WRWA, noted that WRWA commented the Applicant should not be awarded compulsory powers over RRRL’s land.</a></p> <p><a href="#">01.08.18</a> <a href="#">Introduction for the WRWA Technical officers to the Riverside Energy</a></p>		

	<u>Project. Specifically introduction to the Anaerobic Digester.</u>	
<u>01.02.19</u>	<u>Email from WRWA to the Applicant – notification that WRWA have formally registered as an Interested Party with the Planning Inspectorate. Providing the Applicant with a copy of their representation</u>	
<u>25.02.19</u>	<u>Email from the Applicant to WRWA providing agenda for scheduled meeting on 28.02.19 and further ongoing commercial discussions</u>	
<u>28.02.19</u>	<u>Meeting between the Applicant and WRWA – commercial discussions.</u>	
<u>15.03.19</u>	<u>Email from the Applicant to WRWA – ongoing commercial proposals</u>	
<u>15.03.19</u>	<u>Telephone call between the Applicant and WRWA – ongoing commercial discussions</u>	
<u>25.03.19</u>	<u>Letter from the Applicant to the WRWA – ongoing commercial proposals.</u>	
<u>05.04.19</u>	<u>Letter from WRWA to the Applicant – comment on commercial proposals.</u>	
<u>11.04.19</u>	<u>Email attaching draft letter re further commercial discussions and proposals.</u>	
<u>11.04.19</u>	<u>Meeting between the Applicant and the WRWA – discussing ongoing commercial proposals.</u>	
<u>12.04.19</u>	<u>Email from the Applicant to the WRWA providing supporting evidence to support ongoing commercial discussions and proposals.</u>	
<u>24.04.19</u>	<u>Telephone call between Ben Butler of the Applicant and Mark Broxup of the WRWA – discussing ongoing commercial proposals.</u>	
<u>25.04.19</u>	<u>Email exchanges between the Applicant and the WRWA re ongoing commercial proposals.</u>	
<u>03.05.19</u>	<u>Email from the Applicant to the WRWA – providing supportive draft documents to support the ongoing commercial discussions.</u>	
<u>03.05.19</u>	<u>Email exchanges generally over early May between the Applicant and WRWA arranging the next meeting (scheduled for 21.05.19).</u>	
<u>17.05.19</u>	<u>Email from the WRWA to the Applicant – notified the engagement of Carter Jonas as WRWA’s land agent and arranging a time for the land agent site visit the REP site at Belvedere.</u>	
	<del>01.06.18—RFI was returned by Mark Broxup, confirming their interests within the Proposed Development.</del>	
	<del>12.06.18—s42 documentation issued to WRWA.</del>	
	<del>15.06.18—Email correspondence from Mark Broxup for amendment to address for future consultation documents.</del>	
	<del>17.07.18—s42 Response from WRWA, noted that WRWA commented the Applicant should not be awarded compulsory powers over RRRL’s land.</del>	
	<del>01.08.18—Introduction for the WRWA Technical officers to the Riverside Energy Project. Specifically introduction to the Anaerobic Digester.</del>	
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>

Statement of Reasons  
Riverside Energy Park

Cory Environmental Limited	02/04, 02/20, 02/22	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).</p>		
Status of negotiations		
<i><u>-Part of the Cory Group with the Applicant</u></i>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
BT Group plc – Occupier	02/01 <sup>r</sup> , 02/02 <sup>r</sup> , 02/03 <sup>r</sup> , 02/06 <sup>r</sup> , 02/09 <sup>r</sup> , 02/10 <sup>r</sup> , 02/15 <sup>r</sup> , 02/17 <sup>r</sup> , 02/21 <sup>r</sup> , 02/24 <sup>r</sup> , 02/25 <sup>r</sup> , 02/28 <sup>r</sup> , 02/30 <sup>r</sup> , 02/32 <sup>r</sup> , 02/33 <sup>r</sup> , 02/34 <sup>r</sup> , 02/36 <sup>r</sup> , 02/37 <sup>r</sup> , 02/38 <sup>r</sup> , 02/43 <sup>r</sup> , 02/45 <sup>r</sup> , 02/56 <sup>r</sup> , 03/03 <sup>r</sup> , 03/07 <sup>f</sup> , <del>03/09<sup>f</sup></del> , <del>03/11<sup>r</sup></del> , 03/13 <sup>r</sup> , 04/02 <sup>r</sup> , <del>04/03<sup>f</sup></del> , <del>04/04<sup>f</sup></del> , 05/01 <sup>f</sup> , <del>05/02<sup>f</sup></del> , <del>05/03<sup>f</sup></del> , <del>05/04<sup>r</sup></del> , 06/01 <sup>r</sup> , 06/04 <sup>r</sup> , <del>06/05<sup>f</sup></del> , <del>06/06<sup>f</sup></del> , <del>07/01<sup>f</sup></del> , 07/02 <sup>r</sup> , 07/06 <sup>r</sup> , 07/08 <sup>r</sup> , 07/09 <sup>r</sup> , 07/10 <sup>r</sup> , <del>07/11<sup>f</sup></del> , <del>08/01<sup>f</sup></del> , <del>08/02<sup>f</sup></del> , 09/01 <sup>f</sup> , <del>10/01<sup>f</sup></del> , <del>10/02<sup>f</sup></del> , <del>10/03<sup>f</sup></del> , <del>10/05<sup>r</sup></del> , 11/01 <sup>r</sup> , 11/02 <sup>r</sup> , 11/03 <sup>r</sup> , <del>11/05<sup>f</sup></del> , 12/01 <sup>r</sup> , 12/02 <sup>f</sup> , <del>12/03<sup>r</sup></del> , 12/04 <sup>r</sup> , 12/05 <sup>r</sup> , 12/06 <sup>r</sup> , 12/16 <sup>r</sup> , 12/16a <sup>r</sup> , 12/17 <sup>r</sup> , 12/19 <sup>r</sup> , 13/01 <sup>r</sup> , 14/04 <sup>r</sup> , 14/04a <sup>r</sup> , 14/04b <sup>r</sup> , 14/09 <sup>f</sup> , 15/01 <sup>r</sup> , 15/02 <sup>r</sup> , 15/03 <sup>r</sup> , 15/05 <sup>r</sup> , 16/01 <sup>r</sup> , 16/02 <sup>r</sup>	1A, 1A (iii), 1C, 1D, 1E, 2, 3, 4, 5, 6, 7, 9A-C, 10
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works</p>		

Statement of Reasons  
Riverside Energy Park

number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).  
The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7).  
As well as an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).

Status of negotiations

30.04.18 – RFI Documents issued.

30.05.18 – Chaser RFI Documents issued.

13.06.18 – Series of phone calls and emails with the BT Property Department for apparatus plans within the Proposed Development.

12.06.18 – s42 Documentation issued.

[26.10.18 - Pinsent Masons, on behalf of the Applicant, sent letter enclosing protective provisions.](#)

[19.11.18 – Pinsent Masons chase for response on the draft Protective Provisions.](#)

[20.11.18 – BT calls Pinsent Masons to say it will be referred internally.](#)

[09.01.19 – Pinsent Masons chase for response on the draft Protective Provisions.](#)

Protective provisions for the protections of operators of communications code networks have been included in the draft DCO.

Landowner, lessee, tenant or occupier	Plots	Works Number
S Wernick & Sons (Holdings) – Landowner; and <del>Occupier</del> <a href="#">Wernick Event Hire Limited - Occupier</a>	02/05	1A, 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6

Use for Proposed Development

The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).

The Applicant proposes to Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).

The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power

supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).

Status of negotiations

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

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

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

~~20.03.18 — Glennys response to offer submitted on the 16<sup>th</sup> of March for the Transport Yard, Sandpit Road. Asking for a final offer based on a series of terms.~~

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

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

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

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

~~21.06.18 — Response to issued s42 Documentation.~~

29.09.17 [The Applicant emailed WERNI/WEHL opening up dialogue regarding the possibility of purchasing WERNI/WEHL's site at Norman Road Belvedere \(the 'Site'\) or a possible land swap within the South-East London area.](#)

29.09.17 [WERNI/WEHL email to Applicant confirming willingness to consider potential land acquisition options and providing suitable dates to discuss.](#)

29.09.17 [Applicant correspondence to WERNI/WEHL confirming availability to discuss Site options.](#)

04.10.17 [WERNI/WEHL emailed the Applicant chasing contact re possible dates to discuss the Site options.](#)

04.10.17 [The Applicant emailed WERNI/WEHL regarding discussions of potential Site options.](#)

10.10.17 [Meeting held with the Applicant and WERNI/WEHL – commercial discussions regarding the potential purchase of the Site and land swap options.](#)

16.01.18 [The Applicant emailed WERNI/WEHL providing details of potential alternative sites and provided available dates for a further meeting to discuss.](#)

20.02.18 [The Applicant emailed WERNI/WEHL to notify Mr Wernick that the Applicant had visited the Former Transport Yard at Sandpit Road. The Applicant confirmed it would place an offer for the freehold purchase of the site by the 15<sup>th</sup> March 2018. The Applicant requested access to WERNI/WEHL's Site for a non-intrusive survey.](#)

22.02.18 [Mr Wernick confirmed the Site would be vacated by Friday March 2<sup>nd</sup> whilst work is undertaken on the Site. Confirming the Applicant can access the Site at this time.](#)

<a href="#"><u>20.03.18</u></a>	<a href="#"><u>Applicant offer submitted on the 16th of March 2018 for the Transport Yard, Sandpit Road. Asking for a final offer based on a series of terms.</u></a>
<a href="#"><u>27.03.18</u></a>	<a href="#"><u>Revised bid submitted for the Former Transport Yard, Sandpit Road for a potential land swap of part with WERNI/WEHL.</u></a>
<a href="#"><u>16.05.18</u></a>	<a href="#"><u>Issue of formal Request For Information cover letter pack to WERNI (as registered owner) explaining the Proposed Development and seeking information form WERNI.</u></a>
<a href="#"><u>21.06.18</u></a>	<a href="#"><u>The Applicant received s42 response and notification from WERNI of its intention to seek legal and valuation advice before responding further to the consultation invitation.</u></a>
<a href="#"><u>21.06.18</u></a>	<a href="#"><u>Correspondence with WERNI with regard to the fees undertaking.</u></a>
<a href="#"><u>21.06.18</u></a>	<a href="#"><u>Response to issued s42 Documentation.</u></a>
<a href="#"><u>02.07.18</u></a>	<a href="#"><u>Response to WERNI's email received on the 21st of June 2018. Confirming the Applicant's on-going investigation into an alternative site for a land swap.</u></a>
<a href="#"><u>08.08.18</u></a>	<a href="#"><u>The Applicant received notification of advisor appointments to WERNI/WEHL.</u></a>
<a href="#"><u>14.08.18</u></a>	<a href="#"><u>The Applicant met with WERNI/WEHL on site to discuss the proposed developments and site requirements, in the context of any potential future relocation.</u></a>
<a href="#"><u>04.09.18</u></a>	<a href="#"><u>Applicant correspondence to agree scope for fee undertakings for WERNI/WEHL</u></a>
<a href="#"><u>10.10.18</u></a>	<a href="#"><u>Meeting held between the Applicant and WERNI/WEHL- commercial discussions.</u></a>
<a href="#"><u>21.11.18</u></a>	<a href="#"><u>Applicant discloses copy of formal Red Book Valuation of the Site and puts forward options for determination purchase price for all parties.</u></a>
<a href="#"><u>21.11.18</u></a>	<a href="#"><u>WERNI/WEHL notify the Applicant that it will oppose the DCO application.</u></a>
<a href="#"><u>22.11.18</u></a>	<a href="#"><u>Applicant correspondence to WERNI/WEHL regarding undertaking for valuation of land.</u></a>
<a href="#"><u>22.11.18</u></a>	<a href="#"><u>Correspondence from WERNI/WEHL to Applicant</u></a>
<a href="#"><u>23.11.18</u></a>	<a href="#"><u>The Applicant detailed proposal for instructions and undertakings to WERNI/WEHL</u></a>
<a href="#"><u>23.11.18</u></a>	<a href="#"><u>The Applicant confirms undertaking to WERNI/WEHL for representation and provision off formal valuation to be disclosed.</u></a>
<a href="#"><u>26.11.18</u></a>	<a href="#"><u>WERNI/WEHL correspondence to Applicant confirming undertakings sufficient.</u></a>
<a href="#"><u>26.11.18</u></a>	<a href="#"><u>Applicant correspondence to WERNI/WEHL providing details on the DCO process.</u></a>
<a href="#"><u>26.11.18</u></a>	<a href="#"><u>WERNI/WEHL confirm to Applicant it will formally oppose application for development consent.</u></a>
<a href="#"><u>26.11.18</u></a>	<a href="#"><u>Applicant requests of WERNI/WEHL that representative correspondence in respect of other sites is addressed separately.</u></a>
<a href="#"><u>26.11.18</u></a>	<a href="#"><u>The Applicant seeks disclosure of WERNI/WEHL Site valuation.</u></a>
<a href="#"><u>27.11.18</u></a>	<a href="#"><u>WERNI/WEHL correspondence to Applicant re representative correspondence.</u></a>
<a href="#"><u>27.11.18</u></a>	<a href="#"><u>Applicant correspondence to WERNI/WEHL</u></a>
<a href="#"><u>28.11.18</u></a>	<a href="#"><u>WERNI/WEHL correspondence to Applicant – acknowledgement.</u></a>
<a href="#"><u>03.12.18</u></a>	<a href="#"><u>WERNI/WEHL correspondence to Applicant regarding Site valuation.</u></a>

<a href="#"><u>07.12.18</u></a>	<a href="#"><u>Correspondence from WERNI/WEHL to Applicant regarding the DCO process.</u></a>
<a href="#"><u>07.12.18</u></a>	<a href="#"><u>Further correspondence from Applicant to WERNI/WEHL regarding undertakings.</u></a>
<a href="#"><u>14.12.18</u></a>	<a href="#"><u>Applicant sends commercial offer letter to WERNI/WEHL.</u></a>
<a href="#"><u>18.12.18</u></a>	<a href="#"><u>Email from the Applicant to WERNI/WEHL confirming that PINS had accepted the Applicant's application on 14 December 2018; confirming that a copy of the Applicant's application had been sent to WERNI/WEHL that day on a USB drive; and providing a copy of the link to the PINS website (containing a further copy of the application documents submitted to PINS).</u></a>
<a href="#"><u>20.12.18</u></a>	<a href="#"><u>WERNI/WEHL correspondence acknowledging receipt of letter sent 14.12.18 and confirming that WERNI/WEHL's availability was limited until 10 January 2019.</u></a>
<a href="#"><u>21.12.18</u></a>	<a href="#"><u>WERNI/WEHL request clarification on the divergences between the ES and the PEIR.</u></a>
<a href="#"><u>22.12.18</u></a>	<a href="#"><u>Applicant confirms it will prepare an explanatory note re the changes made between the ES and the PEIR.</u></a>
<a href="#"><u>24.12.18</u></a>	<a href="#"><u>WERNI/WEHL acknowledge confirmation.</u></a>
<a href="#"><u>24.12.18</u></a>	<a href="#"><u>The Applicant formally explains that the ES now includes the full Environmental Statement, whereas the PIER included the preliminary assessment results only and explaining that the examination timetable will be issued by the Examining Authority under a Rule 6 letter.</u></a>
<a href="#"><u>31.12.18</u></a>	<a href="#"><u>Confirmation that WERNI/WEHL were commencing work on Relevant Representation.</u></a>
<a href="#"><u>31.12.18</u></a>	<a href="#"><u>WERNI/WEHL confirm intention to register as 'Interested Parties'; downloading a copy of the application from the PINS website; and that they were instructing Counsel.</u></a>
<a href="#"><u>31.12.18</u></a>	<a href="#"><u>Applicant confirms a copy of the application was provided when two USB drives were sent to WERNI/WEHL (registered post) on 18 December 2018.</u></a>
<a href="#"><u>02.01.19</u></a>	<a href="#"><u>s56 notice documentation issued.</u></a>
<a href="#"><u>12.01.19</u></a>	<a href="#"><u>Applicant writes to WERNI/WEHL providing a copy of the explanatory note on the differences between the PEIR and the ES; confirming that this explanatory note does not form part of the application and is provided on a 'Legally Privileged' basis only to assist in the context of the land discussions only.</u></a>
<a href="#"><u>14.01.19</u></a>	<a href="#"><u>WERNI/WEHL acknowledging receipt of the 'Legally Privileged' explanatory note and confirming that it was shared with Counsel to inform the drafting of their Relevant Representations.</u></a>
<a href="#"><u>16.01.19</u></a>	<a href="#"><u>Applicant requests a further meeting.</u></a>
<a href="#"><u>18.01.19</u></a>	<a href="#"><u>WERNI/WEHL confirms not ready to meet but accepts the fee undertakings provided.</u></a>
<a href="#"><u>07.02.19</u></a>	<a href="#"><u>Applicant formally reiterates options to value the Site and chasing for a meeting date.</u></a>
<a href="#"><u>22.03.19</u></a>	<a href="#"><u>WERNI/WEHL provide commercial response to the Applicant on Site value.</u></a>
<a href="#"><u>27.03.19</u></a>	<a href="#"><u>Applicant requests non-intrusive survey access and meeting on 05.04.19. Access to the Site subsequently confirmed.</u></a>
<a href="#"><u>28.03.19</u></a>	<a href="#"><u>Applicant seeks formal valuation from WERNI/WEHL and chases meeting requested for 05.04.19</u></a>



<a href="#"><u>29.03.19</u></a>	<a href="#"><u>Applicant carried out Site inspection.</u></a>
<a href="#"><u>01.04.19</u></a>	<a href="#"><u>WERNI/WEHL refuses to provide formal valuation but confirms meeting 05.04.19</u></a>
<a href="#"><u>03.04.19</u></a>	<a href="#"><u>Applicant confirms meeting on 05.04.19 and seeks copy of valuation as per the undertaking given.</u></a>
<a href="#"><u>05.04.19</u></a>	<a href="#"><u>Meeting held between WERNI/WEHL and the Applicant – Commercial discussions.</u></a>
<a href="#"><u>11.04.19</u></a>	<a href="#"><u>Applicant seeks to confirm dates for a further follow-up meeting.</u></a>
<a href="#"><u>15.04.19</u></a>	<a href="#"><u>Meeting date confirmed.</u></a>
<a href="#"><u>17.04.19</u></a>	<a href="#"><u>Meeting location confirmed.</u></a>
<a href="#"><u>29.04.19</u></a>	<a href="#"><u>Meeting held between WERNI/WEHL and the Applicant – Commercial discussions.</u></a>
<a href="#"><u>02.05.19</u></a>	<a href="#"><u>Telephone conference between WERNI/WEHL and the Applicant – Commercial discussions.</u></a>
<a href="#"><u>07.05.19</u></a>	<a href="#"><u>Applicant provides revised commercial offer to purchase the Site.</u></a>
<a href="#"><u>10.05.19</u></a>	<a href="#"><u>WERNI/WEHL provides commercial counter offer.</u></a>
<a href="#"><u>13.05.19</u></a>	<a href="#"><u>Applicant confirms its board will consider commercial counter offer.</u></a>

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

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

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

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

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

<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
SAS Depot Limited – Landowner, currently occupied by the Applicant via a lease	02/06	1A, 1C, 1D, 1E, 2, 3, 4, 5, 6

**Use for Proposed Development**

The Applicant proposes to use the land for an Energy Recovery Facility (1A), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).

The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).

The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6).

Status of negotiations

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

<a href="#"><u>23.12.14</u></a>	<a href="#"><u>Leasehold agreement between SAS Depot Limited and Riverside Resource Recovery Limited until 31st December 2019.</u></a>
<a href="#"><u>04.07.17</u></a>	<a href="#"><u>Meeting held between the Applicant and SASDE discussing the fundamental issues for the freehold sale of the Norman Road site by SASDE.</u></a>
<a href="#"><u>11.08.17</u></a>	<a href="#"><u>Letter from the Applicant to SASDE discussing site values and commercial offer for the Site.</u></a>
<a href="#"><u>21.08.17</u></a>	<a href="#"><u>Letter from SASDE to the Applicant proposing land values per acre; rejecting offer due to the loss in annual income not being addressed; and counter-offer.</u></a>
<a href="#"><u>22.09.17</u></a>	<a href="#"><u>Letter from the Applicant to SASDE – commercial counter offer including purchase of Site as an asset purchase or the purchase of the shares in SASDE.</u></a>
<a href="#"><u>02.10.17</u></a>	<a href="#"><u>Letter from SASDE to the Applicant – response to second offer, noting that as the ‘Service Fee’, and the loss of annual income were not addressed the offer is rejected. Commercial counter offer proposed.</u></a>
<a href="#"><u>10.10.17</u></a>	<a href="#"><u>Meeting between SASDE and the Applicant – Commercial discussions and initial discussions around the outline plans/proposals for the Proposed Development (REP).</u></a>
<a href="#"><u>07.11.17</u></a>	<a href="#"><u>Email from SASDE providing contact details of their local land agents and heads of terms (subject to contract).</u></a>
<a href="#"><u>11.12.17</u></a>	<a href="#"><u>Meeting between SASDE and the Applicant – commercial discussions around various possible scenarios (to be considered by the Applicant) and outline plans/proposals for the Proposed Development (REP) and initial discussions concerning compulsory acquisition powers.</u></a>
<a href="#"><u>15.12.17</u></a>	<a href="#"><u>Email from the Applicant to SASDE outlining the requirement to own the freehold of Site; requesting SASDE’s acceptable purchase price for the freehold and/or whether they would consider a land swap within the South-east London / North-west Kent area.</u></a>
<a href="#"><u>17.12.17</u></a>	<a href="#"><u>Email/Letter from SASDE to the Applicant – confirming they remain a willing seller and relaying disappointment that various scenarios suggested by SASDE within their earlier meeting were not acceptable to the Applicant.</u></a>
<a href="#"><u>18.12.17</u></a>	<a href="#"><u>Email from the Applicant to SASDE regarding SASDE’s disappointment and encouragement to continue commercial discussions.</u></a>
<a href="#"><u>19.01.18</u></a>	<a href="#"><u>Email from SASDE confirming legal representation and contact details.</u></a>

<a href="#"><u>20.01.18</u></a>	<a href="#"><u>Email from the Applicant attaching two letters dated 19.01.18 to SASDE including a new commercial offer to SASDE.</u></a>
<a href="#"><u>23.01.18</u></a>	<a href="#"><u>Two letters from SASDE (1) rejection of Applicant's offer and counter proposal and (2) response and information as to SASDE's methodology on land value and requirements.</u></a>
<a href="#"><u>09.02.18</u></a>	<a href="#"><u>Letter from the Applicant re valuation methodology and confirmation that the Applicant had engaged land agents to assist with the valuation of the Site.</u></a>
<a href="#"><u>31.05.18</u></a>	<a href="#"><u>Email from SASDE to the Applicant confirming land agent representation on behalf of SASDE and proposing fee undertakings.</u></a>
<a href="#"><u>12.06.18</u></a>	<a href="#"><u>S.42 documentation issued regarding REP.</u></a>
<a href="#"><u>03.07.18</u></a>	<a href="#"><u>Letter from the Applicant to SASDE providing a copy of the Site valuation (dated 18.04.18) and counter-offer for purchase of the Site.</u></a>
<a href="#"><u>10.07.18</u></a>	<a href="#"><u>Acknowledgement of receipt of s42 Documentation adding a response will be issued by 30.07.18.</u></a>
<a href="#"><u>24.07.18</u></a>	<a href="#"><u>Response to issued s42 Documentation.</u></a>
<a href="#"><u>25.07.18</u></a>	<a href="#"><u>Two letters (1) confirming SASDE had engaged legal representation and (2) SASDE response for the Notice of Proposed Application for a Development Consent Order. Detailing the ownership structure of SASDE and the location of their interests within the proposed development area.</u></a>
<a href="#"><u>26.07.18</u></a>	<a href="#"><u>Letter from SASDE proposing fee undertakings regarding land valuations.</u></a>
<a href="#"><u>16.08.18</u></a>	<a href="#"><u>Letter from the Applicant to SASDE regarding clarification as whether SASDE was motivated to reach a commercial agreement and therefore scope of fee undertaking.</u></a>
<a href="#"><u>03.09.18</u></a>	<a href="#"><u>Email from SASDE noting that SASDE would not sell its site were it not for the anticipated DCO application.</u></a>
<a href="#"><u>17.10.18</u></a>	<a href="#"><u>Email from SASDE chasing on response to correspondence dated 03.09.18</u></a>
<a href="#"><u>31.10.18</u></a>	<a href="#"><u>Letter and email from SASDE to the Applicant regarding remit of future commercial negotiations and correspondence protocol re party representatives.</u></a>
<a href="#"><u>01.11.18</u></a>	<a href="#"><u>Email from SASDE re agenda for proposed meeting on 08.11.18.</u></a>
<a href="#"><u>01.11.18</u></a>	<a href="#"><u>Email from the Applicant to SASDE re confirmation of meeting scheduled for 08.11.18</u></a>
<a href="#"><u>06.11.18</u></a>	<a href="#"><u>Email from SASDE to the Applicant confirming directions and agenda for meeting held on 08.11.18; fee undertakings; and requests copy of application ahead of the Applicant's submission.</u></a>
<a href="#"><u>07.11.18</u></a>	<a href="#"><u>Letter from the Applicant to SASDE regarding fee undertakings and confirmation of the Applicant's wish to agree a commercial arrangement.</u></a>

<a href="#"><u>07.11.18</u></a>	<a href="#"><u>Various emails from SASDE re fee undertakings and the Applicant's responses.</u></a>
<a href="#"><u>07.11.18</u></a>	<a href="#"><u>Letter from SASDE to the Applicant confirming its opposition to the application and REP scheme.</u></a>
<a href="#"><u>08.11.18</u></a>	<a href="#"><u>Meeting between the Applicant and SASDE – Commercial discussions and further fee undertaking correspondence exchanged and offered. SASDE confirmed that Counsel had been retained.</u></a>
<a href="#"><u>09.11.18</u></a>	<a href="#"><u>Email from SASDE containing draft minutes which are rejected by the Applicant as an accurate reflection of the commercial meeting held on 08.11.18</u></a>
<a href="#"><u>12.11.18</u></a>	<a href="#"><u>Email from SASDE to the Applicant requesting an advance copy of the Applicant's DCO application prior to it being accepted by PINS.</u></a>
<a href="#"><u>12.11.18</u></a>	<a href="#"><u>Various email exchanges between the Applicant and SASDE regarding fee cap undertakings.</u></a>
<a href="#"><u>13.11.18</u></a>	<a href="#"><u>Email from the Applicant to SASDE confirming DCO application was submitted and offered to provide copy of the application via USB drive once accepted by PINS.</u></a>
<a href="#"><u>13.11.18</u></a>	<a href="#"><u>Email/letter from SASDE providing copy invoices in error.</u></a>
<a href="#"><u>14.11.18</u></a>	<a href="#"><u>Email from SASDE acknowledging receipt of notice that the Applicant's application for DCO has been submitted to PINS.</u></a>
<a href="#"><u>16.11.18</u></a>	<a href="#"><u>Various email exchanges between SASDE and RRRL regarding access to site for SASDE's valuation purposes.</u></a>
<a href="#"><u>19.11.18</u></a>	<a href="#"><u>Email from SASDE re fee undertakings and costs apportionment.</u></a>
<a href="#"><u>22.11.18</u></a>	<a href="#"><u>Email from Applicant notifying SASDE that the application was submitted to PINS and confirmation that a copy would be provided to SASDE by USB drive once accepted by the Examining Authority.</u></a>
<a href="#"><u>23.11.18</u></a>	<a href="#"><u>Email from SASDE confirming verbal request to destroy copy invoices sent in error; discussion over fee undertakings and request for PINS reference number.</u></a>
<a href="#"><u>27.11.18</u></a>	<a href="#"><u>Email exchange between the Applicant and SASDE re correspondence protocol.</u></a>
<a href="#"><u>13.12.18</u></a>	<a href="#"><u>Letter from the Applicant providing further undertaking to SASDE and requesting a meeting to discuss land values.</u></a>
<a href="#"><u>18.12.18</u></a>	<a href="#"><u>Email from the Applicant to SASDE confirming that PINS had accepted the Applicant's application on 14 December 2018; confirming that a copy of the Applicant's application had been sent to SASDE that day on a USB drive; and providing a copy of the link to the PINS website (containing a further copy of the application documents submitted to PINS).</u></a>
<a href="#"><u>18.12.18</u></a>	<a href="#"><u>Email from SASDE to the Applicant confirming that they had no capacity to have a meeting prior to 2019 and seeking to debate the comparable land values.</u></a>

<u>18.12.18</u>	<u>Email from the Applicant to SASDE requesting a copy of the Red Book valuation as per the original undertaking provided.</u>
<u>21.12.18</u>	<u>SASDE request clarification on the divergences between the ES and the PEIR.</u>
<u>22.12.18</u>	<u>Applicant confirms it will prepare an explanatory note re the changes made between the ES and the PEIR.</u>
<u>24.12.18</u>	<u>SASDE acknowledge confirmation.</u>
<u>24.12.18</u>	<u>The Applicant formally explains that the ES now includes the full Environmental Statement, whereas the PEIR included the preliminary assessment results only and explaining that the examination timetable will be issued by the Examining Authority under a Rule 6 letter.</u>
<u>31.12.18</u>	<u>Confirmation that SASDE were commencing work on Relevant Representation.</u>
<u>31.12.18</u>	<u>SASDE confirm intention to register as ‘Interested Parties’; downloading a copy of the application from the PINS website; and that they were instructing Counsel.</u>
<u>31.12.18</u>	<u>Applicant confirms a copy of the application was provided when USB drive were sent to SAS (registered post) on 18 December 2018.</u>
<u>02.01.19</u>	<u>s56 notice documentation issued.</u>
<u>12.01.19</u>	<u>Applicant writes to SASDE providing a copy of the explanatory note on the differences between the PEIR and the ES; confirming that this explanatory note does not form part of the application and is provided on a ‘Legally Privileged’ basis only to assist in the context of the land discussions only.</u>
<u>14.01.19</u>	<u>SASDE acknowledging receipt of the ‘Legally Privileged’ explanatory note and confirming that it was shared with Counsel to inform the drafting of their Relevant Representations.</u>
<u>31.01.19</u>	<u>Email exchanges from SASDE and the Applicant regarding queries raised on the Applicant’s application and the DCO process. All queries were clarified and the correct process was outlined by the Applicant.</u>
<u>01.02.19</u>	<u>Further email exchanges between SASDE and the Applicant regard the DCO process and terminology.</u>
<u>12.02.19</u>	<u>Email/letter from SASDE requesting payment of undertaking without submitting invoices in support (as requested by the Applicant and agreed by SASDE).</u>
<u>20.02.19</u>	<u>Email from SASDE to Applicant re lead advisors for correspondence purposes.</u>
<u>04.03.19</u>	<u>Letter from the Applicant to SASDE re further fee undertaking; chasing for a meeting to discuss the site valuation; and confirmation that the commercial offer made to SASDE on 02.07.18 was still open for acceptance.</u>
<u>07.03.19</u>	<u>SASDE response regarding valuation and further fees</u>

	<u>undertaking request.</u>
<u>12.03.19</u>	<u>Email from the Applicant in response to previous correspondence – discussions around land comparable evidence and valuations.</u>
<u>22.03.19</u>	<u>Letter from SASDE providing comment on the Applicant’s site valuation rather than undertaking their own Red Book valuation; commentary on various comparable sites and broad commercial figures around compensation and land values; and invoice in respect of fee undertaking.</u>
<u>26.03.19</u>	<u>Email from SASDE to the Applicant re chasing payment/settlement of previous fee undertakings.</u>
<u>27.03.19</u>	<u>Applicant chases SASDE for a commercial meeting and broad rebuttal of the comparable site values.</u>
<u>01.04.19</u>	<u>Letter from the Applicant confirming settlement of previous undertaking would be settled forthwith on receipt of requested supporting invoice.</u>
<u>01.04.19</u>	<u>SASDE not willing to disclose formal valuation but confirmed meeting 05.04.19 and requested further fee undertaking.</u>
<u>03.04.19</u>	<u>Applicant seeks disclosure of SASDE formal Red Book valuation and agreed fee undertaking for meeting on 05.04.19.</u>
<u>05.04.19</u>	<u>Meeting between the Applicant and SASDE – Commercial discussions.</u>
<u>08.04.19</u>	<u>Email from the Applicant chasing receipt of supporting invoices for fee undertakings.</u>
<u>10.04.19</u>	<u>Email exchanges between SASDE to the Applicant – SASDE confirming that new invoices for fee undertakings were being raised. SASDE claiming that previous invoices has been raised and sent the Applicant, which Applicant never received.</u>
<u>11.04.19</u>	<u>Applicant seeks to confirm dates for a further follow-up meeting.</u>
<u>12.04.19</u>	<u>Letter from SASDE enclosing new invoices for previous fee undertakings.</u>
<u>15.04.19</u>	<u>Email from SASDE re correspondence protocol.</u>
<u>15.04.19</u>	<u>Meeting date confirmed.</u>
<u>17.04.19</u>	<u>Meeting location confirmed.</u>
<u>17.04.19</u>	<u>Email from the Applicant acknowledging receipt of new invoices and confirmed settlement of previous fee undertaking.</u>
<u>25.04.19</u>	<u>Email from SASDE providing breakdown of total professional costs incurred to date.</u>
<u>29.04.19</u>	<u>Meeting held between SASDE and the Applicant – Commercial Discussions.</u>
<u>09.05.19</u>	<u>Letter from the Applicant to SASDE providing new commercial offer to purchase the freehold Site.</u>
<u>16.05.19</u>	<u>Email from SASDE to the Applicant acknowledging receipt of new commercial offer and confirmation that it is being considered.</u>

- ~~23.12.14 — Lease hold agreement between SAS Depot Limited and Riverside Resource Recovery Limited until 31<sup>st</sup> December 2019.~~
- ~~04.07.17 — Meeting held between the Applicant and SAS Depot limited discussing the fundamental issues for the Freehold sale of the Norman Road site by SAS Depot Limited.~~
- ~~11.08.17 — Offer submitted to John Parsons for the freehold land interest of SAS Depot Limited's Norman Road Site.~~
- ~~20.08.17 — Letter in response to initial offer submitted by the Applicant rejecting the offer due to the loss in annual income not being addressed.~~
- ~~22.09.17 — Response to John Parsons response letter of the 21<sup>st</sup> August 2017 to the offer for the Norman Road Site~~
- ~~02.10.17 — John Parsons response to second offer, noting that as the 'Service Fee', and the loss of annual income were not addressed the offer is rejected.~~
- ~~07.11.17 — Email from John Parsons, detailing the local land agents and solicitors for SAS Depot Limited~~
- ~~11.12.17 — Meeting held with John Parsons covering the mechanisms by which a potential lease purchase could be achieved.~~
- ~~15.12.17 — Email to SAS Depot Limited following the 11<sup>th</sup> December 2017 meeting. Confirming the Applicant would require the ability to call on an option to purchase the freehold land outright within any agreement.~~
- ~~17.12.17 — Response to email from the Applicant issued 15<sup>th</sup> December 2017. Aggrieved at the potential of the Compulsory purchase of the site.~~
- ~~19.01.18 — Response since reverting to the email of 17.12.18. Clarifying the Applicant's position, noting the increased cost within the proposed lease does not provide the Applicant with security. Confirmed the Applicant's board have since agreed a lease is no longer viable due to the financial implications on the project if planning permission is granted.~~
- ~~19.01.18 — 3<sup>rd</sup> offer submitted by the Applicant for the acquisition of the Norman Road site. Including a service fee per annum for a period of ten years. Offer is to either acquire the asset or the shares in the asset.~~
- ~~23.01.18 — Rejection of the 3<sup>rd</sup> offer by SAS Depot Limited. Stating it requires a commensurate with the anticipated rental value for a period of 10 to 15 years plus the freehold value of the land.~~
- ~~12.02.18 — The Applicant responses to rejection of 3<sup>rd</sup> offer, thanking SAS Depot Limited for stating their position. Adding that the Applicant would very much like to come to a negotiated solution in relation to the property.~~
- ~~16.05.18 — RFI Documentation issued to John Parsons for the Riverside Energy Park development.~~
- ~~27.06.18 — s42 Documentation issued.~~
- ~~10.07.18 — Acknowledgement of receipt of s42 Documentation adding a response will be issued by 30.07.18. Noting all future correspondence to be sent to Knights Solicitors.~~
- ~~24.07.18 — Response to issued s42 Documentation.~~
- ~~25.07.18 — Response from Knights Solicitors to PBA for the Notice of Proposed Application~~

Statement of Reasons  
Riverside Energy Park

<p><del>for a Development Consent Order. Detailing the ownership structure of SAS Depot Limited and the location of their interests within the Proposed Development area.</del></p> <p><del>26.07.18 – Confirmation from Mark Warnett (Carter Jonas) that he has been asked to respond on behalf of John Parsons. In response to letter issued to Mr Parsons on the 2<sup>nd</sup> of July 2018.</del></p> <p><del>01.08.18 – s42 Documentation re-issued in response to minor changes to the Indicative Application Boundary.</del></p> <p><del>16.08.18 – Ardent contacting SAS Depot Limited following their instruction to support the promotion of the DCO for the Riverside Energy Park. Asking to meet with SAS Depot Limited to discuss the site at Norman Road and the Proposed Development.</del></p> <p><del>24.08.18 – Email to Mark Warnett on clarification of client's stance.</del></p> <p><del>03.09.18 – Response on position of SAS Depot Limited by Mark Warnett. Noting SAS would not be selling were it not for the anticipated DCO application.</del></p> <p><del>08.11.18 – Ardent and the Applicant held a meeting with Mr Parsons, his agent Mark Warnett and his solicitor.</del></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
London Power Networks plc – Occupier	02/03, 02/08, 02/13, 02/14, 02/15, 02/16, 02/17, 02/18, 02/25	1C, 2, 3, 4, 5, 6
Use for Proposed Development		
<p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4), with works to construct and install supporting buildings and facilities (5), works to construct and install supporting infrastructure (6).</p>		
Status of negotiations		
<p>09.05.18 – RFI Documentation issued.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>12.06.18 – s42 Documentation issued.</p> <p><a href="#">26.02.19 – Pinsent Masons send draft protective provisions for consideration.</a></p> <p>Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>



Statement of Reasons  
Riverside Energy Park

<p>London Borough of Bexley – Landowner, Lessee and Occupier</p>	<p>02/01<sup>p</sup>, 02/02<sup>p</sup>, 02/03<sup>p</sup>, 02/04<sup>p</sup>, 02/11<sup>a</sup>, 02/12<sup>a</sup>, 02/16<sup>a</sup>, 02/17<sup>a</sup>, 02/20<sup>a</sup>, 02/21<sup>a</sup>, 02/24<sup>a</sup>, 02/26<sup>a</sup>, 02/29<sup>a</sup>, 02/30<sup>a</sup>, 02/33<sup>a</sup>, 02/36<sup>a</sup>, 02/37<sup>a</sup>, 02/38<sup>a</sup>, 02/40<sup>p</sup>, <del>02/42<sup>p</sup></del>, 02/43<sup>a</sup>, 02/45<sup>a</sup>, 02/46<sup>a</sup>, 02/50<sup>a</sup>, 02/54<sup>a</sup>, 02/55<sup>a</sup>, <del>02/57<sup>a</sup></del>, <del>03/01<sup>p</sup></del>, <del>03/02<sup>p</sup></del>, 03/03<sup>a</sup>, 03/04<sup>p</sup>, 03/10<sup>a</sup>, 03/11<sup>as</sup>, 04/01<sup>a</sup>, 04/02<sup>a</sup>, <del>04/03<sup>a</sup></del>, <del>05/01<sup>a</sup></del>, <del>05/02<sup>a</sup></del>, <del>05/03<sup>a</sup></del>, <del>05/04<sup>a</sup></del>, 06/01<sup>a</sup>, 06/02, 06/04<sup>a</sup>, <del>06/05<sup>a</sup></del>, <del>06/06<sup>a</sup></del>, <del>07/01<sup>a</sup></del>, 07/02<sup>a</sup>, 07/03<sup>p</sup>, 07/04, 07/05, 07/06<sup>a</sup>, 07/08<sup>a</sup>, 07/09<sup>a</sup>, 07/10<sup>a</sup>, <del>07/11<sup>a</sup></del>, <del>08/01<sup>a</sup></del>, <del>08/02<sup>a</sup></del>, <del>09/01<sup>a</sup></del>, <del>10/01<sup>a</sup></del>, <del>10/02<sup>a</sup></del>, <del>10/03<sup>a</sup></del>, <del>10/05<sup>a</sup></del>, 11/01<sup>a</sup>, 11/02, 11/03<sup>s</sup>, <del>11/04<sup>a</sup></del>, <del>11/05</del>, 12/01<sup>a</sup>, 12/02, <del>12/02<sup>s</sup></del>, <del>12/04<sup>a</sup></del>, 12/05, 12/06<sup>a</sup>, 12/08, 12/10<sup>a</sup>, 12/12<sup>a</sup>, 12/15<sup>as</sup>, 12/16<sup>a</sup>, <u>12/17</u>, 12/18<sup>a</sup></p>	<p>1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6, 7 9A-C</p>
<p>Use for Proposed Development</p>		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). As well as creating an Electrical connection (9A-C).</p>		
<p>Status of negotiations</p>		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p><del>07.05.18 – Response to the RFI confirming their interests within the Proposed Development.</del></p> <p>27.04.18 – Confirmation of the London Borough of Bexley’s (LBB) attendance to the Exhibition and public consultation event for the Proposed Development.</p> <p><a href="#">07.05.18 Response to the RFI confirming their interests within the Proposed Development.</a></p> <p>01.05.18 – Invitation to Bexley for a showing of the exhibition prior to the public on the day of the exhibition at the Belvedere Community Centre.</p> <p>17.05.18 – London Borough of Bexley asking for a pre-application meeting and clarity on the pre-application process.</p> <p><a href="#">17.05.18 Suzanne Jackson, of the Council, email to Antonia Pagonis (Ardent), for the Applicant, commenting on land ownership within IAB.</a></p>		

## Statement of Reasons Riverside Energy Park

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- 06.06.18 – Site visit of the Riverside Resource Recovery Facility with Claire Harris from LBB.
- [11.06.18](#) [Ardent and the Council exchanged emails regarding ownership.](#)
- [16.06.18](#) [Ardent and the Council exchanged emails regarding ownership.](#)
- 18.06.18 – Email confirmation to LBB that the s42 documentation has been issued.
- ~~11.06.18 – Exchange of emails with Suzanne Jackson, regarding chaser letter and RFI in response to changes in the Proposed Developments. Suzanne confirmed she would investigate the land further.~~
- ~~02.08.18 – Email issued to LBB regarding changes to the Indicative Area boundary.~~
- [12.07.18](#) [Ardent letter to LBB requesting information on common land and public open space.](#)
- [13.07.18](#) [Claire Brew, of the Council, email to Max Curson, of Ardent, informing there is no common land within project boundary.](#)
- [18.07.18](#) [Max Curson, of Ardent, email to Claire Brew, of the Council, regarding definition of public open space.](#)
- [19.07.18](#) [Claire Brew, of the Council, email to Max Curson, of Ardent, regarding public open space.](#)
- [19.07.18](#) [Max Curson and Ian Crust exchanged emails regarding the project boundary and extent of impact on the London Borough of Bexley.](#)
- [25.07.18](#) [Response to RFI containing plans for Thames Road Depot and West Street Plan.](#)
- [25.07.18](#) [Max Curson, of Ardent, and Suzanne Jackson, of the Council, exchanged emails regarding the extent of land affected and Bexley's plans for affected parcels and timescales.](#)
- 26.07.18 – s42 response from LBB, including comments on a range of potential issues.
- 28.08.18 – Meeting held with LBB, to discuss issues raised in the s42 response
- ~~25.07.18 – Response to RFI containing plans for Thames Road Depot and West Street Plan.~~
- [29.08.18](#) [Chris Sim, of Ardent, email to Suzanne Jackson with letter attached.](#)
- 30.08.18 – Response to LBB to comments on the s42. Regarding the impacts to aquatic biodiversity and the requirements for fish surveys.
- [02.08.18](#) [Email issued to LBB regarding changes to the Indicative Area boundary.](#)
- 21.09.18 – Phone call ~~with~~[between Ardent and Suzanne Jackson, for the Council,](#) regarding land access for Phase 1 Habitat Survey.
- 24.09.18 – ~~Follow up email and response from LBB~~ [Graham Muirhead, for the Council, email to Chris Sim](#) confirming permission to access land for Phase 1 Surveys.
- [02.01.19](#) [s56 documentation issued.](#)
- [09.01.19](#) [Ardent issued meeting request letter.](#)
- [22.01.19](#) [George Williams, of Ardent, email to Graham Muirhead, of the Council, requesting a meeting.](#)
- [12.03.19](#) [George Williams, of Ardent, call and email with Graham Muirhead, of the](#)

Statement of Reasons  
Riverside Energy Park

<p><a href="#">Council, regarding Serco interest.</a></p> <p><a href="#">29.03.19 George Williams, of Ardent, email to Graham Muirhead and Suzanne Jackson, of the Council, requesting access for ecology surveys. Suzanne Jackson response that Sara Jewell will be dealing with the request.</a></p> <p><a href="#">08.04.19 George Williams, of Ardent, call and email with June Unwin, of the Council, to arrange a meeting.</a></p> <p><a href="#">16.04.19 Sara Jewell, of the Council, email to George Williams, of Ardent, regarding survey access. Max Curson response.</a></p> <p><a href="#">17.04.19 Sara Jewell, of the Council, email to Max Curson with draft license attached.</a></p> <p><a href="#">13.05.19 George Williams, of Ardent, email to June Unwin, of the Council, to arrange meeting with LBB and Serco.</a></p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
UK Power Networks (Operations) Limited – Occupier	02/04 <sup>r</sup> , 02/07 <sup>r</sup> , 02/08 <sup>r</sup> , 02/10 <sup>r</sup> , 02/11 <sup>r</sup> , 02/15 <sup>r</sup> , 02/16 <sup>r</sup> , 02/17 <sup>r</sup> , 02/20 <sup>r</sup> , 02/21 <sup>r</sup> , 02/22 <sup>r</sup> , 02/23 <sup>r</sup> , 02/24 <sup>r</sup> , 02/25 <sup>r</sup> , 02/26 <sup>r</sup> , 02/33 <sup>r</sup> , 02/34 <sup>r</sup> , 02/35 <sup>r</sup> , 02/36 <sup>r</sup> , 02/39 <sup>f</sup> , <del>02/40<sup>f</sup></del> , <del>02/41<sup>f</sup></del> , <del>02/42<sup>f</sup></del> , <del>02/44<sup>r</sup></del> , 02/45 <sup>r</sup> , 02/46 <sup>r</sup> , 02/47 <sup>r</sup> , 02/49 <sup>r</sup> , 02/52 <sup>r</sup> , 02/53 <sup>f</sup> , <del>02/56<sup>f</sup></del> , <del>03/02<sup>r</sup></del> , 03/05 <sup>r</sup> , 03/06 <sup>r</sup> , 03/07 <sup>f</sup> , <del>03/10<sup>r</sup></del> , 03/11 <sup>r</sup> , 03/12 <sup>r</sup> , 03/13 <sup>r</sup> , 04/01 <sup>r</sup> , 04/02 <sup>r</sup> , <del>04/03<sup>f</sup></del> , 05/01 <sup>r</sup> , 05/03 <sup>r</sup> , 06/01 <sup>r</sup> , 06/02 <sup>r</sup> , 06/04 <sup>r</sup> , 07/02 <sup>r</sup> , 07/03 <sup>r</sup> , 07/06 <sup>r</sup> , 07/08 <sup>r</sup> , 07/10 <sup>r</sup> , 09/01 <sup>r</sup> , 11/02 <sup>r</sup> , 11/03 <sup>r</sup> , 12/01 <sup>r</sup> , 12/03 <sup>r</sup> , 12/04 <sup>r</sup> , 12/05 <sup>r</sup> , 12/06 <sup>r</sup> , 12/10 <sup>r</sup> , 12/11 <sup>r</sup> , 12/12 <sup>r</sup> , 12/13 <sup>r</sup> , 12/16 <sup>r</sup> , <a href="#">12/16a<sup>r</sup></a> , <a href="#">12/17<sup>r</sup></a> , 12/19 <sup>r</sup> , 13/01 <sup>r</sup> , 14/01 <sup>r</sup> , <a href="#">14/04a<sup>r</sup></a> , <a href="#">14/04b<sup>r</sup></a> , 15/02 <sup>r</sup> , 16/01 <sup>r</sup>	1A, 1A (iii), 1B, 1C, 1D, 1E, 2, 3, 4, 5, 6, 7, 8, 9A-C
Use for Proposed Development		
<p>The Applicant proposes to use the land for an Energy Recovery Facility (1A) with up to two Emissions stacks (1A (iii)), an Anaerobic Digestion System (1B), a Battery Storage Facility (1D) and a single building with a roof enclosing and/or supporting all or part of works numbers 1A-D (1E).</p> <p>The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).</p> <p>The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). The Applicant proposes to use a Temporary construction compound (8) for the construction of the proposed development. As well as creating an Electrical connection (9A-C).</p>		
Status of negotiations		

18.10.17 – Meeting held between the Applicant and UKPN, outlining the route, project and submission dates. Discussed in particular the potential route options for linking the Proposed Development to the grid.

30.04.18 – Issued RFI and introductory letter to the project to UKPN.

30.05.18 – Chaser letter and RFI issued to UKPN

22.06.18 – RFI returned via email. Noted that there are too many plans to pass over and suggested a potential meeting.

19.06.18 – s42 Consultation documentation issued to UKPN.

[26.10.18 - Letter enclosing protective provisions for consideration.](#)

[30.10.18 -Richard Baker, of UKPN confirmed receipt and will revert back within 14 days.](#)

[20.11.18 - Pinsent Masons, on behalf of the Applicant, chased UKPN.](#)

[09.01.18 – Pinsent Masons, on behalf of the Applicant, chased UKPN.](#)

[21.01.19 - Comments received from UKPN on 21.01.19.](#)

Protective provisions for the protection of electricity undertakings are included in the draft DCO.

Landowner, lessee, tenant or occupier	Plots	Works Number
Thames Water Utilities Limited – Landowner and Occupier	02/20 <sup>r</sup> , 02/23 <sup>r</sup> , 02/24 <sup>r</sup> , 02/26 <sup>r</sup> , 02/39 <sup>r</sup> , 02/40 <sup>r</sup> , 02/41 <sup>r</sup> , 02/42 <sup>r</sup> , 02/46 <sup>r</sup> , 02/47 <sup>r</sup> , 02/48 <sup>r</sup> , 03/01 <sup>r</sup> , 03/02 <sup>r</sup> , 03/03 <sup>r</sup> , 03/11 <sup>r</sup> , 03/12 <sup>r</sup> , 03/13 <sup>r</sup> , 04/01 <sup>r</sup> , 04/02 <sup>r</sup> , 04/03 <sup>r</sup> , 04/04 <sup>r</sup> , 05/01 <sup>r</sup> , 05/02 <sup>r</sup> , 05/03 <sup>r</sup> , 05/04 <sup>r</sup> , 06/01 <sup>r</sup> , 06/02 <sup>r</sup> , 06/05 <sup>r</sup> , 06/06 <sup>r</sup> , 07/01 <sup>r</sup> , 07/02 <sup>r</sup> , 07/08 <sup>r</sup> , 07/10 <sup>r</sup> , 07/11 <sup>r</sup> , 08/01 <sup>r</sup> , 08/02 <sup>r</sup> , 09/01 <sup>r</sup> , 10/03 <sup>r</sup> , 10/04 <sup>r</sup> , 11/01 <sup>r</sup> , 11/02 <sup>r</sup> , 11/03 <sup>r</sup> , 11/04 <sup>r</sup> , 11/05 <sup>r</sup> , 12/01 <sup>r</sup> , 12/02 <sup>r</sup> , 12/03 <sup>r</sup> , 12/04 <sup>r</sup> , 12/05 <sup>r</sup> , 12/06 <sup>r</sup> , 12/10 <sup>r</sup> , 12/11 <sup>r</sup> , 12/12 <sup>r</sup> , 12/13 <sup>r</sup> , 12/16 <sup>r</sup> , 12/17 <sup>r</sup> , 12/18 <sup>r</sup> , 12/19 <sup>r</sup> , 13/01 <sup>r</sup> , 13/02 <sup>r</sup> , 13/04 <sup>s</sup> , 13/05 <sup>s</sup> , 13/08 <sup>s</sup> , 13/09 <sup>s</sup> , 13/11 <sup>r</sup> , 13/12 <sup>r</sup> , 12/13 <sup>s</sup> , 14/02 <sup>r</sup> , 14/03 <sup>r</sup> , 14/04 <sup>r</sup> , 14/05 <sup>r</sup> , 14/04a <sup>r</sup> , 14/04b <sup>r</sup> , 14/09 <sup>r</sup> , 15/02 <sup>r</sup> , 16/01 <sup>r</sup> , 16/02 <sup>r</sup>	1C, 2, 3, 4, 5, 6, 7, 9A-C

Use for Proposed Development

The Applicant proposes to install Solar Photovoltaic Panels on all or part of Work Number 1E and, should a Steam Turbine Building be constructed as part of Work No. 2, on all or part of the Steam Turbine Building forming part of work No. 2, Switchgear, Inverters, Transformers and Permanent equipment for Maintenance (1C). Works to construct a cooling system comprising an air-cooled condenser and if not constructed and installed as part of works number 1A, a Steam turbine and Steam turbine building (2). Along with works to construct combined heat and power equipment (3).

The Applicant proposes Works to construct an electrical substation including switchgear, and transformer, busbar sections, integrated protection scheme and uninterruptable power supplies (4). With works to construct and install supporting buildings and facilities (5), Works to construct and install supporting infrastructure (6), Works to construct and install from Work No. 6 pipes and cables (7). As well as creating an Electrical connection (9A-C).

## Statement of Reasons Riverside Energy Park

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### Status of negotiations

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

- 15.05.18 – RFI Documentation issued for their landowner interests within the Proposed Development area.
- 22.05.18 – Internal Email for Thames Water confirming they are chasing the information requested within the RFI.
- 29.05.18 – Response from Savills on behalf of Thames Water confirming John Riding handles Thames Waters land ownership interests in the area.
- 31.05.18 – Call from John Riding asking for further information on the RFI and the project.
- 01.06.18 – RFI returned by John Riding.
- [01.06.18 Ardent email to John Riding noting receipt of RFI.](#)
- 01.08.18 – s42 Documentation issued including additional areas added for Horizontal Directional Drilling.
- [24.08.18 Meeting request letter.](#)
- 07.09.18 – ~~Email received~~ [Andrew Cox, on behalf of Thames Water, email to Ardent](#) stating Thames Water would welcome a meeting.
- 20.09.18 – Series of ~~Correspondence~~[correspondence](#), emails and calls throughout the week. Thames Water permitted access to the land for Phase 1 Habitat Surveys.
- [26.10.18 Pinsent Masons, on behalf of the Applicant, encloses protective provisions.](#)
- [19.11.18 Pinsent Masons chase Thames Water for a response to the protective provisions.](#)
- [02.01.19 s56 documentation issued.](#)
- [09.01.19 Pinsent Masons chase Thames Water for a response in respect of the protective provisions.](#)
- [11.01.19 Thames Water confirms response will follow next week.](#)
- [21.01.19 Ardent email to John Riding and Andrew Cox requesting a meeting to discuss the scheme.](#)
- [21.01.19 John Riding and Ardent phone call. Discussed Thames Water's easement protocols. Meeting arranged for 31st January 2019.](#)
- [24.01.19 John Riding and Ardent emails to arrange a meeting.](#)
- [30.01.19 John Riding and Ardent emails to arrange a meeting.](#)
- [31.01.19 John Riding and Ardent emails to arrange a meeting.](#)
- [01.02.19 John Riding and Ardent emails to arrange a meeting.](#)
- [04.02.19 John Riding and Ardent emails to arrange a meeting.](#)
- [04.02.19 Pinsent Masons chase Thames Water for a response in respect of the protective provisions.](#)
- [07.02.19 Ardent email to John Riding with plan attached of believed Thames Water interest.](#)
- [12.02.19 John Riding email to Ardent with Thames Water representation attached.](#)

- [12.02.19 Ardent email noting receipt.](#)
- [15.02.19 Ardent meeting with Thames Water and Savills with Applicant representative.](#)
- [01.03.19 Pinsent Masons chase Thames Water for a response in respect of the protective provisions.](#)
- [29.03.19 George Williams, of Ardent, exchanged emails with Rebecca Elliott, of Thames Water, regarding survey access.](#)
- [01.04.19 Rebecca Elliott, of Thames Water, email to George Williams, of Ardent, requesting a postcode for survey access area.](#)
- [02.04.19 George Williams, of Ardent, email to Rebecca Elliott, of Thames Water, providing postcode.](#)
- [04.03.19 John Riding, for Thames Water, confirms no comments on Protective Provisions, subject to confirmation from his legal department.](#)
- [26.04.19 Pinsent Masons chase Thames Water for a response in respect of the protective provisions.](#)
- [4.05.19. Pinsent Masons chase Thames Water for a response in respect of the protective provisions.](#)
- [14.05.19 Meeting with Ardent, Applicant and PBA representatives with Thames Water representatives and Savills.](#)

Protective provisions for the protection of water undertakings are included in the draft DCO.

<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Tilfen Land Limited – Landowner and Occupier	<del>03/02</del> , 03/04	9A-C

Use for Proposed Development

The Applicant proposes to use the land for an Electrical connection (9A-C).

Status of negotiations

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

23.07.18 – RFI issued to Tilfen Land Limited.

01.08.18 – RFI response confirming Tilfen Land Limited’s land interests within the Proposed Development.

30.07.18 – s42 Documentation issued.

[02.01.19 - S56 Documentation issued.](#)

[09.01.19 – Ardent, for the Applicant, issued meeting request letter.](#)

[22.01.19 - George Williams, of Ardent, sends letter to John Lewis of Peabody requesting a meeting to discuss the scheme.](#)

[30.01.19 - George Williams, of Ardent, sending a further emails to John Lewis of Peabody requesting a meeting.](#)

[05.02.19 - George Williams, of Ardent, calls and emails with Angela Mills, of Peabody, to arrange a meeting.](#)

Statement of Reasons  
Riverside Energy Park

<p><a href="#">07.02.19 - George Williams call to Angela Mills to arrange a meeting. Confirmation from Angela to set up a meeting on 6th March. Confirmed Peabody and Tilfen can be spoken about together.</a></p> <p><a href="#">05.03.19 - George Williams, of Ardent, confirmed meeting arrangements with Angela Mills, of Peabody.</a></p> <p><a href="#">06.03.19 - Meeting with the Applicant and the Representatives of Peabody and Tilfen for a landowner update. Angela Mills provided contact details for Hugo Buchanan. George Williams circulated draft land interest plan as requested during the meeting.</a></p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Seamus Gannon – Landowner and Occupier	02/ <del>55</del> 51, 02/52, 03/05, 03/06, <del>03/09,</del> <del>03/51, 03/52</del>	8, 9A-C
Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development. As well as creating an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>13.12.17 – Summary of terms of lease of the 2.4 acre site at Norman Road, Belvedere. Emailed to the Applicant from James McFeely (Agent for Mr Gannon).</p> <p>29.01.18 – Draft Heads of Terms for lease</p> <p><del>13.04.18 – Agreement of Lease</del></p> <p><a href="#">13.04.18 – Draft agreement of lease; draft lease and draft licence for works – ongoing negotiations over terms until lease and works agreement entered into on 26.02.19.</a></p> <p>30.04.18 – RFI issued to Mr Gannon</p> <p>20.05.18 – Chaser RFI issued to Mr Gannon</p> <p>11.06.18 – RFI returned by Mr Gannon confirming his interests in the land within the Proposed Development area.</p> <p>13.06.18 – Email from Michael Bonehill (Solicitor, Edwards Duthie) with comments on the project and asking for clarification in regards to the Applicant’s intention for the land.</p> <p>18.06.18 – s42 documentation issued to Michael Bonehill (Solicitor for Mr Gannon).</p> <p>21.06.18 – s42 response from Michael Bonehill, with attached title plan for Mr Gannon’s land.</p> <p>20.10.18 – Email from Mr <del>Gannons</del><a href="#">Gannon’s</a> Solicitor, confirming Mr Gannon accepts the position but questioned the width required for the easement.</p> <p><a href="#">06.11.18 – Ardent email to Michael Bonehill regarding easement width.</a></p> <p><a href="#">09.11.18 - Telephone call between the Applicant and Michael Bonehill concerning potential tri-partite option agreement for lease concerning plot 03/05 between the</a></p>		

<p><a href="#">Applicant, Mr Gannon and Creek Side Developments (Kent) Limited – the principle was accepted.</a></p> <p><a href="#">02.01.19 – S56 documentation email.</a></p> <p><a href="#">26.02.19 - The Applicant entered into a lease for plot 03/06 with Mr Gannon.</a></p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
National Grid Electricity Transmission plc – Landowner and Occupier	02/52 <sup>r</sup> , <del>03/07<sup>r</sup></del> , 12/18 <sup>r</sup> , 12/19 <sup>r</sup> , 14/04 <sup>r</sup> , <a href="#">14/04a<sup>r</sup></a> , <a href="#">14/04b<sup>r</sup></a> , 16/03	8, 9A-C, 10
Use for Proposed Development		
<p>The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development. As well as creating an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).</p>		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18— RFI <del>and introductory Documentation</del><a href="#">documentation</a> issued.</p> <p>30.05.18—<del>Chaser</del> RFI <del>and Documentation</del><a href="#">chaser documentation</a> issued.</p> <p><del>22.06.18—01.08.18</del> s42 Documentation issued.</p> <p><del>26.07.18—Response to s42 Documentation, expressing their interest to be part of the consultation process for the existing National Grid Electricity Transmission plc (NGET) infrastructure. Detailing the infrastructure in or in close proximity to the Proposed Development.</del></p> <p><del>05.09.18—Comments from NGET on additional consultation. Showing apparatus located close to the areas highlighted within Supplementary Area Plans.</del></p> <p><a href="#">26.10.18 Pinsent Masons, on behalf of the Applicant, send a letter enclosing draft protective provisions</a></p> <p><a href="#">19.11.18 Pinsent Masons, on behalf of the Applicant, chase a response on the protective provisions.</a></p> <p><a href="#">20.11.18 National Grid respond on protective provisions to say that they will instruct solicitors.</a></p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Pinsent Masons, on behalf of the Applicant, chase a response on the protective provisions.</a></p> <p><a href="#">24.01.19 Solicitor for National Grid ask for undertaking for legal fees in connection with protective provisions.</a></p> <p><a href="#">28.01.19 The Applicant provides undertaking to National Grid's solicitors.</a></p> <p><a href="#">18.02.19 Pinsent Masons, on behalf of the Applicant, chase a response on the protective provisions.</a></p> <p><a href="#">22.02.19 Solicitors for National Grid say comments on protective provisions will follow next week</a></p>		



- [27.02.19](#) [George Williams, of Ardent, call and email to Anne Holdsworth, of National Grid, requesting a meeting to discuss National Grid's interest.](#)
- [01.03.19](#) [Pinsent Masons, on behalf of the Applicant, chase a response on the protective provisions.](#)
- [01.04.19](#) [George Williams, of Ardent, email to Anne Holdsworth, of National Grid, chasing who will be leading from NG's side.](#)
- [16.04.19](#) [Anne Holdsworth, of National Grid, email to George Williams, of Ardent, requesting a call to discuss the scheme.](#)
- [16.04.19](#) [Pinsent Masons, on behalf of the Applicant, chase a response on the protective provisions.](#)
- [18.04.19](#) [George Williams, of Ardent, email response to Anne Holdsworth, of National Grid, asking availability for a call.](#)
- [25.04.19](#) [Call with Anne Holdsworth to discuss scheme.](#)
- [26.04.19](#) [National Grid's solicitors provide comments on the protective provisions.](#)
- [02.05.19](#) [Anne Holdsworth, of National Grid, email to George Williams, of National Grid requesting a plan of NG's interest in project.](#)
- [07.05.19](#) [George Williams, of Ardent, response to Anne Holdsworth, of National Grid, informing he is on leave and will return 09.05.19.](#)

Protective provisions for the protection of electricity undertakings are included in the draft DCO.

<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Landsul Limited – Landowner and Occupier	<a href="#">03N/07, 02/53A – plots removed at Deadline 2</a>	8

Use for Proposed Development

The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development.

Status of negotiations

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

~~30.04.18— RFI Documentation issued.~~

~~30.05.18— Chaser RFI Documentation issued.~~

~~11.07.18— Email received asking for further details on project and queries~~

~~27.07.18— Email in response to letter explaining consultation documentation was sent and answering further questions.~~

~~20.09.18— The Applicant held a meeting with Simon Catterall and Tim Moynihan. Outlined the purpose for the inclusion of the land. Representatives outlined the position of Landsul, adding the Landowner would be willing to negotiate if the land was removed from the Plans. However its inclusion is necessary to ensure the Proposed Development would be delivered if granted.~~[09.10.18](#) [Tim Moynihan, for Landsul, email requesting meeting to discuss previous letter and plan further.](#)

<a href="#"><u>10.10.18 Ardent response with suggested dates for meeting.</u></a>		
<a href="#"><u>15.10.18 Landsul email chasing meeting times.</u></a>		
<a href="#"><u>15.10.18 Ardent response with time and dates.</u></a>		
<a href="#"><u>16.10.18 Ardent and Landsul exchange of emails to arrange a time for meeting.</u></a>		
<a href="#"><u>16.10.18 Exchange of emails to arrange a time for meeting.</u></a>		
<a href="#"><u>16.01.19 Tadhg Twohig, of Landsul, email to Andy Pike, of the Applicant requesting Cory's option to let document for the area and informing that as their interest was not removed from the application they have lodged an objection.</u></a>		
<a href="#"><u>18.01.19 Carrie Allen, of the Applicant, email to Tadhg Twohig providing an update on the project and a draft of the Option to let documentation.</u></a>		
<a href="#"><u>22.01.19 Carrie Allen, of the Applicant, email Tadhg Twohig, Tim Moynihan and Simon Catterall (Solicitor for Landsul) requesting acknowledgement of receipt of email dated 18.01.19. Tim Moynihan and Simon Catterall emails confirming receipt.</u></a>		
<a href="#"><u>23.01.19 Tadhg Twohig, of Landsul, email to Carrie Allen noting receipt.</u></a>		
<a href="#"><u>25.02.19 Carrie Allen, of the Applicant, email to Tadhg Twohig of Landsul, Tim Moynihan of Landsul, and Simon Cattrell, Solicitor for Landsul, chasing comments on the draft option agreement and heads of terms.</u></a>		
<a href="#"><u>26.02.19 Tadhg Twohig, of Landsul, call with Andy Pike, of the Applicant, informing they are waiting on valuation advice for the site and expect to be able to respond the week commencing 11th of March</u></a>		
<a href="#"><u>22.03.19 Rachel Burnett, of Tozers, email to Russell Teale, solicitor for the Applicant, informing their client is willing to enter into a FRI lease.</u></a>		
<a href="#"><u>10.04.19 Russell Teale, solicitor for the Applicant, email to Rachel Burnett discussing lease terms and to arrange a future meeting.</u></a>		
<a href="#"><u>02.05.19 Letter from Tom Edwards of Pinsent Masons to Simon Cattrall, of Tozers Solicitors LLP, informing them that the Applicant was removing their site from the Order Land.</u></a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Munster Joinery (U.K) - Occupier	<del>-02N/53,-03/07A</del> – plots removed at <a href="#"><u>Deadline 2</u></a>	8
Use for Proposed Development		
The Applicant proposes to use the land for a Temporary construction compound (8) to facilitate the construction of the proposed development.		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
<del>Munster Joinery Occupy the land owned by Landsul Limited. Negotiations and representatives for Landsul are the same for those of Munster Joinery.</del>		
<del>15.05.18— RFI Documentation issued.</del>		
<del>30.05.18— Chaser RFI Documentation issued.</del>		

~~11.07.18— Email received asking for further details on project and queries~~

~~27.07.18— Email in response to letter explaining consultation documentation was sent and answering further questions.~~

~~20.09.18— The Applicant held a meeting with Simon Catterall and Tim Moynihan. Outlined the purpose for the inclusion of the land. Representatives outlined the position of Landsul, adding the Landowner would be willing to negotiate if the land was removed from the Plans. However its inclusion is necessary to ensure the Proposed Development would be delivered if granted.~~

09.10.18 [Tim Moynihan, for Landsul, email requesting meeting to discuss previous letter and plan further.](#)

10.10.18 [Ardent response with suggested dates for meeting.](#)

15.10.18 [Tim Moynihan, for Landsul, email chasing meeting times.](#)

15.10.18 [Ardent response with time and dates.](#)

16.10.18 [Ardent and Landsul exchange of emails to arrange a time for meeting.](#)

16.10.18 [Exchange of emails to arrange a time for meeting.](#)

16.01.19 [Tadhg Twohig, of Landsul, email to Andy Pike, of the Applicant, requesting Cory's option to let document for the area and informing that as their interest was not removed from the application they have lodged an objection.](#)

18.01.19 [Carrie Allen, of the Applicant, email to Tadhg Twohig, of Landsul, providing an update on the project and a draft of the Option to let documentation.](#)

22.01.19 [Carrie Allen, of the Applicant, email Tadhg Twohig, Tim Moynihan and Simon Catterall, for Landsul, requesting acknowledgement of receipt of email dated 18.01.19. Tim Moynihan and Simon Catterall emails confirming receipt.](#)

23.01.19 [Tadhg Twohig, of Landsul, to Carrie Allen email noting receipt.](#)

25.02.19 [Carrie Allen, for the Applicant, email to Tadhg Twohig, Tim Moynihan and Simon Cattrell for Landsul, chasing comments on the draft option agreement and heads of terms.](#)

26.02.19 [Tadhg Twohig, of Landsul, call with Andy Pike, for the Applicant, informing they are waiting on valuation advice for the site and expect to be able to respond the week commencing 11th of March](#)

22.03.19 [Rachel Burnett, of Tozers \(Solicitor for Landsul\) email to Russell Teale \(Solicitor for the Applicant\) informing their client is willing to enter into a FRI lease.](#)

10.04.19 [Russell Teale, Solicitor for the Applicant, email to Rachel Burnett, Solicitor for Landsul, discussing lease terms and to arrange a future meeting.](#)

02.05.19 [Letter from Tom Edwards of Pinsent Masons to Simon Cattrall, of Tozers Solicitors LLP, informing them that the Applicant was removing their site from the Order Land.](#)

<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Peabody Land Limited – Landowner and Occupier	03/03	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		

Statement of Reasons  
Riverside Energy Park

Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18— RFI Documentation issued.</p> <p>18.05.18 – Phone call with property providing email for forwarding RFI Documentation.</p> <p><a href="#">21.05.18 Email from Chris Sim, Ardent with RFI attached.</a></p> <p>30.05.18— Chaser RFI Documentation issued.</p> <p>24.08.18— s42 Documentation issued.</p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Ardent issued meeting request letter.</a></p> <p><a href="#">22.01.19 George Williams, of Ardent, sends letter to John Lewis of Peabody requesting a meeting to discuss the scheme.</a></p> <p><a href="#">30.01.19 George Williams, of Ardent, sending a further emails to John Lewis of Peabody requesting a meeting.</a></p> <p><a href="#">05.02.19 George Williams, of Ardent, calls and emails with Angela Mills, of Peabody, to arrange a meeting.</a></p> <p><a href="#">07.02.19 George Williams, of Ardent, call to Angela Mills, of Peabody to arrange a meeting. Confirmation from Angela to set up a meeting on 6th March. Confirmed Peabody and Tilfen can be spoken about together.</a></p> <p><a href="#">05.03.19 George Williams confirmed meeting arrangements with Angela Mills.</a></p> <p><a href="#">06.03.19 Meeting with the Applicant and the Representatives of Peabody and Tilfen for a landowner updated to discuss the scheme. Angela Mills provided contact details for Hugo Buchanan. George Williams circulated draft land interest plan as requested during the meeting</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Aviva Life & Pensions UK – Landowner and Occupier	03/11 <sup>s</sup> , 03/12	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18— RFI Documentation issued.</p> <p>18.05.18— Calls made chasing the RFI, message left with Richard Moore</p> <p>30.05.18— Chaser RFI Documentation issued.</p> <p>24.08.18— s42 Documentation issued.</p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Ardent issued meeting request letter.</a></p>		

Statement of Reasons  
Riverside Energy Park

<p><a href="#">22.01.19</a> <a href="#">Ardent issued further meeting request letter.</a></p> <p><a href="#">31.01.19</a> <a href="#">George Williams, of Ardent, call and email to Richard Moore, of Aviva, with key correspondence attached. Requested a meeting.</a></p> <p><a href="#">01.02.19</a> <a href="#">George Williams, of Ardent, and Richard Moore, of Aviva, exchanged emails regarding documents and a potential meeting.</a></p> <p><a href="#">11.01.19</a> <a href="#">George Williams, of Ardent, call and email to Derek Read, of Aviva, to arrange a meeting.</a></p> <p><a href="#">05.02.19</a> <a href="#">George Williams, of Ardent, email to Richard Moore, of Aviva, requesting a meeting. Richard Moore response informing Derek Read is the point of contact.</a></p> <p><a href="#">11.02.19</a> <a href="#">George Williams, of Ardent, email to Derek Read, of Aviva, chasing meeting. Response from Richard Moore informing Derek Read is on leave.</a></p> <p><a href="#">13.02.19</a> <a href="#">George Williams, of Ardent, email to Derek Read, of Aviva, chasing meeting. Response from Richard Moore informing Derek Read is on leave.</a></p> <p><a href="#">19.02.19</a> <a href="#">George Williams, of Ardent, email to Derek Read, of Aviva, with dates for meeting.</a></p> <p><a href="#">21.02.19</a> <a href="#">Meeting with the Applicants surveyor, Derek Read of JLL on Thursday 21st February. George Williams, of Ardent, circulated draft land interest plans ahead of the meeting</a></p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
Southern Gas Network plc – Occupier	03/03 <sup>r</sup> , 03/04 <sup>r</sup> , 03/11 <sup>r</sup> , 03/12 <sup>r</sup> , 03/13 <sup>r</sup> , 04/01 <sup>r</sup> , 04/02 <sup>r</sup> , 05/01 <sup>r</sup> , <del>05/02<sup>f</sup>, 05/03<sup>f</sup>, 05/04<sup>f</sup></del> , 06/01 <sup>r</sup> , <del>06/05<sup>f</sup>, 07/01<sup>f</sup></del> , 07/02 <sup>r</sup> , 07/06 <sup>r</sup> , 07/09 <sup>r</sup> , 07/10 <sup>r</sup> , <del>07/11<sup>f</sup>, 08/01<sup>f</sup>, 08/02<sup>f</sup></del> , 09/01 <sup>f</sup> , <del>10/01<sup>f</sup>, 10/02<sup>r</sup></del> , 11/01 <sup>r</sup> , 11/03 <sup>r</sup> , <del>11/04<sup>f</sup>, 11/05<sup>f</sup></del> , 12/01 <sup>r</sup> , 12/04 <sup>r</sup> , 12/05 <sup>r</sup> , 12/06 <sup>r</sup> , 12/10 <sup>r</sup> , 12/17 <sup>r</sup> , 13/01 <sup>r</sup> , 14/04 <sup>r</sup> , <a href="#">14/04a<sup>r</sup></a> , <a href="#">14/04b<sup>r</sup></a> , 16/02 <sup>r</sup> , 16/04 <sup>r</sup>	9A-C, 10
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>05.06.18 – Shapefile issued to Southern Gas Network plc (SGN) after series of correspondence to identify their interests within the Proposed Development. Returned plans from SGN detailing their infrastructure within the Proposed Development area.</p> <p>19.06.18 – Follow up series of correspondence with SGN confirming the Applicant has the correct title and do not need the RFI returned as the information has already been passed over.</p> <p>01.08.18 – s42 documentation issued.</p> <p><a href="#">26.10.10 - Letter enclosing protective provisions for consideration.</a></p> <p><a href="#">19.11.18 – Pinsent Masons chase response from SGN in respect of the protective</a></p>		

<a href="#">provisions.</a>		
<a href="#">09.01.19 - Pinsent Masons chase response from SGN in respect of the protective provisions</a>		
Protective provisions for the protection of gas undertakings are included in the draft DCO.		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Virgin Media Limited – Occupier	<del>04/04<sup>f</sup></del> , <del>05/01<sup>f</sup></del> , <del>05/02<sup>f</sup></del> , <del>05/03<sup>f</sup></del> , <del>05/04<sup>r</sup></del> , <del>06/01<sup>r</sup></del> , <del>06/05<sup>f</sup></del> , <del>06/06<sup>f</sup></del> , <del>07/01<sup>f</sup></del> , <del>07/02<sup>r</sup></del> , <del>07/06<sup>r</sup></del> , <del>07/10<sup>r</sup></del> , <del>08/01<sup>r</sup></del> , <del>08/02<sup>r</sup></del> , <del>09/01<sup>r</sup></del> , <del>10/01<sup>f</sup></del> , <del>10/03<sup>f</sup></del> , <del>10/05<sup>f</sup></del> , <del>11/01<sup>r</sup></del> , <del>11/02<sup>r</sup></del> , <del>11/03<sup>r</sup></del> , <del>11/04<sup>f</sup></del> , <del>11/05<sup>f</sup></del> , <del>12/01<sup>r</sup></del> , <del>12/04<sup>r</sup></del> , <del>12/06<sup>r</sup></del> , <del>12/10<sup>r</sup></del> , <del>12/16<sup>r</sup></del> , <del>12/16a<sup>r</sup></del> , <del>12/19<sup>r</sup></del> , <del>13/01<sup>r</sup></del> , <del>13/05<sup>r</sup></del> , <del>13/07<sup>r</sup></del> , <del>13/09<sup>r</sup></del> , <del>13/18<sup>r</sup></del> , <del>14/03<sup>r</sup></del> , <del>15/14/04a<sup>r</sup></del> , <del>14/04b<sup>r</sup></del>	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
09.05.18 – RFI Documentation issued.		
30.05.18 – Chaser RFI Documentation issued.		
12.06.18 – s42 Documentation issued.		
<a href="#">29.10.18 - Pinsent Masons, on behalf of the Applicant, sent letter enclosing protective provisions.</a>		
<a href="#">04.02.19 - Pinsent Masons, on behalf of the Applicant, chased for comments on protective provisions.</a>		
Protective provisions for the protection of operators of communications code networks undertakings are included in the draft DCO.		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Vodafone Limited – Occupier	<del>05/01<sup>f</sup></del> , <del>05/02<sup>f</sup></del> , <del>05/03<sup>f</sup></del> , <del>05/04<sup>r</sup></del> , <del>06/01<sup>r</sup></del> , <del>06/05<sup>f</sup></del> , <del>06/06<sup>f</sup></del> , <del>07/02<sup>r</sup></del> , <del>07/08<sup>r</sup></del> , <del>07/10<sup>r</sup></del> , <del>09/01<sup>r</sup></del> , <del>12/01<sup>r</sup></del> , <del>12/02<sup>f</sup></del> , <del>12/04<sup>r</sup></del> , <del>12/16<sup>r</sup></del> , <del>12/16a<sup>r</sup></del> , <del>12/19<sup>r</sup></del> , <del>13/01<sup>r</sup></del> , <del>13/05<sup>r</sup></del> , <del>13/07<sup>r</sup></del> , <del>13/09<sup>r</sup></del> , <del>14/03<sup>r</sup></del> , <del>14/04<sup>r</sup></del> , <del>15/14/0204a<sup>r</sup></del> , <del>14/04b<sup>r</sup></del> , <del>15/0402<sup>r</sup></del>	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C)		
Status of negotiations		
09.05.18 – RFI Documentation issued.		
30.05.18 – Chaser RFI Documentation issued.		
30.05.18 – Email from AtkinsGlobal on behalf of Vodafone requiring actions to attain Vodafone plans.		

Statement of Reasons  
Riverside Energy Park

07.06.18 – Vodafone’s plans for their interests within the Proposed Development area received.

12.06.18 – s42 Documentation issued.

[26.10.18 - Pinsent Masons, on behalf of the Applicant, sent letter enclosing protective provisions.](#)

[19.11.18 - Pinsent Masons, on behalf of the Applicant chase a response on the protective provisions.](#)

[09.01.19 - Pinsent Masons, on behalf of the Applicant chase a response on the protective provisions.](#)

[07.02.19 - Pinsent Masons, on behalf of the Applicant chase a response on the protective provisions.](#)

Protective provisions for the protection of operators of communications code networks are included in the draft DCO.

Landowner, lessee, tenant or occupier	Plots	Works Number
Network Rail Infrastructure Limited – Landowner and Occupier	06/03, 06/04, 07/03, 07/06, 07/07, 07/08, <del>10/04</del> , 11/02, <del>11/04</del> , 12/10, 12/11, 12/12, 12/13	9A-C

Use for Proposed Development

The Applicant proposes to use the land for an Electrical connection (9A-C).

Status of negotiations

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

31.05.18— RFI Documentation issued.

~~13.06.18~~–[11.06.18](#) Chaser RFI Documentation issued.

~~11.06.18~~–[13.06.18](#) Series of correspondence to obtain ~~Merlin~~[Marlin](#) plans from Network Rail.

01.08.18— s42 Documentation issued.

06.08.18— Emailed received containing plans of Network ~~Rails~~[Rail's](#) interests, ownership and infrastructure within the Proposed Development area.

[27.09.18 – Pinsent Masons, on behalf of the applicant, requests draft protective provisions from Network Rail.](#)

[04.10.18 – Pinsent Masons chase Network Rail for draft protective provisions.](#)

[16.10.18 - Pinsent Masons chase Network Rail for draft protective provisions.](#)

[19.11.18 - Pinsent Masons chase Network Rail for draft protective provisions.](#)

[23.11.18 – Network Rail's solicitor asks for undertaking to cover legal costs in the negotiation of the protective provisions.](#)

[02.01.19](#) s56 Documentation issued.

[18.01.19](#) [Richard Caten, of Ardent, email to Stephen Sprei, of Network Rail, to arrange a meeting to discuss the project.](#)

Statement of Reasons  
Riverside Energy Park

<a href="#"><u>21.01.19</u></a>	<a href="#"><u>Stephen Sprei, for Network Rail, email to Richard Caten, of Ardent, informing he will call him in the week.</u></a>	
<a href="#"><u>25.01.19</u></a>	<a href="#"><u>Richard Caten, of Ardent, chaser email to Stephen Sprei, of Network Rail, regarding the call.</u></a>	
<a href="#"><u>28.01.19</u></a>	<a href="#"><u>Stephen Sprei, of Network Rail, email to Richard Caten, of Ardent, requesting further information on the scheme.</u></a>	
<a href="#"><u>30.01.19</u></a>	<a href="#"><u>Richard Caten, of Ardent, email to Stephen Sprei, of Network Rail, to inform the interface with NR is in respect of cable crossing.</u></a>	
<a href="#"><u>31.01.19</u></a>	<a href="#"><u>Richard Caten, of Ardent, and Stephen Sprei, of Network Rail, meeting to discuss the scheme.</u></a>	
<a href="#"><u>01.02.19</u></a>	<a href="#"><u>Pinsent Masons provide undertaking to Network Rail for legal fees in connection with protective provisions.</u></a>	
<a href="#"><u>12.02.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>18.02.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>19.02.19</u></a>	<a href="#"><u>Solicitor for Network Rail says he is taking instructions on the protective provisions.</u></a>	
<a href="#"><u>19.02.19</u></a>	<a href="#"><u>George Williams, of Ardent, email to Stephen Sprei, of Network Rail, with shapefile attached.</u></a>	
<a href="#"><u>21.02.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>01.03.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>20.03.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>16.04.19</u></a>	<a href="#"><u>Pinsent Masons, on behalf of the Applicant, chases Network Rail's solicitor for protective provisions.</u></a>	
<a href="#"><u>03.05.19</u></a>	<a href="#"><u>Oliver Humphrey email requesting plans and fees due for consultation.</u></a>	
<a href="#"><u>07.05.19</u></a>	<a href="#"><u>Network Rail's solicitor provides draft protective provisions.</u></a>	
<a href="#"><u>14.05.19</u></a>	<a href="#"><u>Richard Caten, of Ardent, email to Oliver Humphrey with providing invoice address for fees and possible dates for a meeting.</u></a>	
Protective provisions for the protection of railway interests are included in the draft DCO.		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
E.S. Pipelines Limited – Occupier	<del>07N/01<sup>F</sup></del> , <del>07/11<sup>F</sup>A</del>	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
09.05.18 – RFI Documentation issued.		



Statement of Reasons  
Riverside Energy Park

15.05.18 – RFI Documentation returned including 4 plans of E.S. Pipelines interests within the Proposed Development area.		
12.06.18 – s42 Documentation issued.		
Protective provisions for the protection of statutory undertakings are included in the draft DCO.		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Cadent Gas limited - Occupier	<del>07N/01A</del>	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<a href="#">Confirmed on 21.01.19 that Cadent Gas Limited are not affected by the DCO.</a> <del>Protective provisions for the protection of gas undertakings are included in the draft DCO.</del>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
London & South Eastern Railway Limited – Occupier	06/03, 06/04	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below		
15.08.18 – RFI Documentation issued.		
15.08.18 – s42 Documentation issued.		
<a href="#">02.01.19 - S56 Documentation issued.</a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Govia Limited – Occupier	06/03, 06/04	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
15.08.18 – RFI Documentation issued.		
15.08.18 – s42 Documentation issued.		
Protective provisions for the protection of statutory undertakings are included in the draft DCO.		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Centurylink Communications UK Limited – Occupier	07/03 <sup>r</sup> , 07/06 <sup>r</sup> , 07/07 <sup>r</sup> , 07/08 <sup>r</sup> , <del>10/04<sup>f</sup></del> , 11/02 <sup>r</sup> , 11/03 <sup>r</sup> , <del>11/04<sup>f</sup></del> , 12/10 <sup>r</sup> , 12/12 <sup>r</sup>	9A-C

Statement of Reasons  
Riverside Energy Park

Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>09.05.18 – RFI Documentation issued.</p> <p>16.05.18 – Email received confirming interests within the Proposed Development area, with accompanying plans of assets.</p> <p>30.05.18 – Chaser RFI Documentation issued.</p> <p>14.06.18 – Further email received containing plans for CenturyLink assets.</p> <p>15.06.18 – s42 Documentation issued.</p> <p><a href="#">26.10.18 - Pinsent Masons, on behalf of the Applicant, sent letter enclosing protective provisions.</a></p> <p><a href="#">19.11.18 - Pinsent Masons, on behalf of the Applicant, sent letter chasing response on protective provisions.</a></p> <p><a href="#">09.01.19 - Pinsent Masons, on behalf of the Applicant, sent letter enclosing protective provisions.</a></p> <p>Protective provisions for the protection of operators of communications code networks are included in the draft DCO.</p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Hanson Quarry Products Europe Limited – Landowner and Occupier	12/ <del>07</del> , <del>12</del> /09	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>29.06.18— RFI Documentation issued.</p> <p>16.07.18— Chaser RFI Documentation issued.</p> <p>19.07.18— RFI returned confirming interests within the Proposed Development area.</p> <p>21.09.18— Calls to Hanson Quarry for permission to access land to carry out Phase 1 Habitat surveys.</p> <p><a href="#">24.09.18 Email from Chris Sim, for the Applicant, requesting survey access.</a></p> <p>24.09.18— Email denying permission to access land without powers due to liabilities on an un-manned site.</p> <p><a href="#">25.09.18 Email from Chris Sim, for the Applicant, informing he will seek further instructions.</a></p> <p>30.07.18— s42 Documentation issued.</p>		

Statement of Reasons  
Riverside Energy Park

- 22.10.18— Email to Joel Morris asking if Hanson would want to hold a meeting with the Applicant to discuss the project.
- [10.01.19 Dave Norminton, phone call with George Williams, for the Applicant, informing Joel has left the company and he will be dealing in the first instance. Requested GW send over all up to date information.](#)
- [10.01.19 George Williams, for the Applicant emailed Dave Norminton s. 56 letter, docs and overview. Trying to arrange a meeting](#)
- [11.01.19 Dave Norminton, for Hanson, response requesting plan.](#)
- [17.01.19 Email to Dave Norminton, for Hanson with plan attached.](#)
- [02.01.19 s56 documentation issued.](#)
- [09.01.19 Ardent issued meeting request letter.](#)
- [22.01.19 George Williams, of Ardent, call and follow up email with Dave Norminton, of Hanson, confirming meeting for the 8th of February.](#)
- [31.01.19 George Williams, of Ardent, email to Dave Norminton, of Hanson, requesting a call to discuss logistics for the upcoming meeting.](#)
- [04.04.19 George Williams, of Ardent, email to Dave Norminton, of Hanson, regarding survey access.](#)

Landowner, lessee, tenant or occupier	Plots	Works Number
Frank Smith, Frances Powell, Rose Lee and Queeney Powell – Landowner and Occupier	12/14, 12/15	9A-C

Use for Proposed Development

The Applicant proposes to use the land for an Electrical connection (9A-C).

Status of negotiations

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

- 17.09.18— s42 Documentation issued.
- 11.10.18— Hand delivery of s42 Documentation.
- 25.10.18— Letter in response to s42 documentation, indicating the number of inhabitants on the site and asking for a site visit.
- 07.11.18— Letter issued asking for potential availability for a meeting to discuss the proposals.
- [09.11.18 Email on behalf of the Landowner to Ardent to arrange a meeting.](#)
- [12.11.18 Email from Ardent to Colin Myers, on behalf of the Landowner, suggesting a meeting location.](#)
- 13.11.18— Meeting held to introduce the scheme and the potential effects of the project on the land.
- [20.12.18 Email from Ardent to Colin Myers informing application has been accepted for examination.](#)

Statement of Reasons  
Riverside Energy Park

<p><a href="#">02.01.19</a> <a href="#">s56 documentation issued.</a></p> <p><a href="#">11.01.19</a> <a href="#">Ardent email to Colin Myers on behalf of the Landowner with most recent correspondence sent to clients attached.</a></p> <p><a href="#">25.01.19</a> <a href="#">Ardent call with Colin Myers, on behalf of the Landowner. Informed that he has met with his clients again to go through the S56 documents. Jessica Bere informs that the deadline for making a representation is the 12th of February 2019.</a></p> <p><a href="#">15.02.19</a> <a href="#">George Williams, of Ardent, call with Colin Myers, on behalf of the Landowner, to arrange meeting. Meeting arranged for 13th March 2019.</a></p> <p><a href="#">13.03.19</a> <a href="#">Richard Caten and George Williams, for the Applicant, attended meeting with Colin Myers on behalf of the Landowner.</a></p> <p><a href="#">15.03.19</a> <a href="#">George Williams, for the Applicant, email to Colin Myers, on behalf of the Landowner, with aerial photographs of clients land attached.</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Serco Group plc – Occupier	12/16, <a href="#">12/16a</a>	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>29.06.18— RFI <del>Documentation</del> issued.</p> <p><del>09.07.18— RFI Documentation returned, confirming interests within the Proposed development area.</del></p> <p><a href="#">09.07.18</a> <a href="#">James Adderley email to Max Curson regarding the RFI and providing info on Serco use of the land.</a></p> <p><a href="#">10.07.18</a> <a href="#">Max Curson email to James Adderley providing info on project and how it is believed Serco could be affected. James Adderley response email.</a></p> <p>21.09.18— Phone calls requesting permission for land access for the purpose of Phase 1 Habitat Surveys.</p> <p><del>25.09.18— Response from James Adderley providing name of site manager.</del></p> <p><a href="#">26.09.18</a> <a href="#">Chris Sim, for the Applicant, email to Mick Gatton, for Serco, requesting access to carry out ecological surveys</a></p> <p>26.09.18— Phone call with Paul Barry, <a href="#">for Serco</a>, confirming permission to access the site.</p> <p><del>30.07.18— s42 Documentation issued.</del> <a href="#">01.04.19</a> <a href="#">George Williams, for the Applicant, call with Paul Barry to discuss project.</a></p> <p><a href="#">04.04.19</a> <a href="#">George Williams, for the Applicant and Paul Barry exchanged emails to arrange a meeting and clarify Serco interest.</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>

Statement of Reasons  
Riverside Energy Park

Florence French and Gerald Copeland – Landowner and Occupier	12/18	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>23.07.18— RFI Documentation issued.</p> <p>29.08.18— Phone call with <a href="#">Jessica Bere Ardent</a> confirming land interests within the Proposed Development area.</p> <p>23.09.18— Series of phone calls with Gerald Copeland, requesting permission to access the site</p> <p>09.08.18— s42 Documentation issued.</p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Ardent issued meeting request letter.</a></p> <p><a href="#">04.02.19 George Williams, for the Applicant, call with Gerald Copeland who informed it was not a convenient time and requested a call back.</a></p> <p><a href="#">05.02.19 George Williams, for the Applicant, attempted to call Gerald Copeland. No answer.</a></p> <p><a href="#">07.02.19 George Williams, for the Applicant, call with Gerald Copeland who informed it was not a convenient time and requested a call on Monday.</a></p> <p><a href="#">11.02.19 George Williams, for the Applicant, attempted to call Gerald Copeland twice. No response.</a></p> <p><a href="#">12.02.19 George Williams, for the Applicant, call with Gerald Copeland who requested a call back in a few days as he had just left hospital.</a></p> <p><a href="#">15.02.19 George Williams, for the Applicant, attempted to call Gerald Copeland. No answer.</a></p> <p><a href="#">22.02.19 George Williams, for the Applicant, attempted to call Gerald Copeland. No answer.</a></p> <p><a href="#">01.03.19 George Williams, for the Applicant, call with Gerald Copeland who informed it was not a convenient time and requested a call back.</a></p> <p><a href="#">07.03.19 George Williams, for the Applicant, attempted to call Gerald Copeland. No answer.</a></p> <p><a href="#">08.03.19 George Williams, for the Applicant, call with Gerald Copeland to arrange a meeting with Gerald Copeland. Meeting to take place on 12th March 2019.</a></p> <p><a href="#">12.03.19 Meeting held with Gerald Copeland.</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Kent County Council – Landowner and Occupier	12/19 <sup>a</sup> , 13/01 <sup>a</sup> , 13/02 <sup>a</sup> , 13/04 <sup>a</sup> , 13/05 <sup>a</sup> , 13/06 <sup>p</sup> , 13/07, 13/08 <sup>a</sup> , 13/09 <sup>as</sup> , 13/10,	9A-C

Statement of Reasons  
Riverside Energy Park

	<p><del>13/12</del><sup>a</sup>, 13/13<sup>s</sup>, 13/15, 13/<del>17</del>, <del>13/18</del><sup>a</sup>, 14/02<sup>s</sup>, 14/04<sup>a</sup>, 14/<del>0504</del><sup>a</sup>, <del>14/04</del><sup>b</sup>, 14/08<sup>a</sup>, 15/02<sup>a</sup>, 15/<del>04</del><sup>a</sup>, <del>15/05</del><sup>a</sup>, 16/01<sup>a</sup></p>	
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>30.04.18— RFI Documentation issued.</p> <p><a href="#">09.05.18 Email to Antonia Pagonis, for the Applicant, noting KCC had received RFI.</a></p> <p>21.05.18 – RFI Documentation returned confirming interests within the Proposed Development area.</p> <p><a href="#">12.07.18 Ardent letter to KCC requesting information on common land and public open space.</a></p> <p>18.06.18— s42 Documentation issued to Kent County Council</p> <p>26.07.18— Reminding Kent County Council on Statutory Consultation and asking for any queries regarding the issued documentation.</p> <p>30.07.18— Response to initial issued s42 Documentation.</p> <p>01.08.18— s42 Documentation re-issued after changes to their interests within the Proposed Development area.</p> <p><a href="#">06.08.18 Kate Beswick, for the Council email to Max Curson informing that registered areas of common land within the red line.</a></p> <p>07.09.18— Kent County Council confirming they have no comments on the additional areas consultation.</p> <p><a href="#">24.09.18 Chris Sim, for the Applicant, email to Emma Hunt requesting access for surveys.</a></p> <p>25.09.18— Series of phone calls and follow up email with Emma Hunt, <a href="#">for the Council</a>, for permission to access land for Phase 1 Habitat Surveys.</p> <p><a href="#">26.09.18 Chris Sim, for the Applicant, exchanged further emails regarding survey access with Emma Hunt and Denise Sutton.</a></p> <p><a href="#">09.01.19 Michelle Young sent an email to the project email address requesting informing on KCC titles affected.</a></p> <p><a href="#">10.01.19 Ardent, and Michelle Young, for the Council, exchanged emails regarding titles affected.</a></p> <p><a href="#">15.01.19 Emma Hunt, for the Council, email to Ardent, noting receipt of letters dated 3rd and 9th of January and requesting future correspondence be addressed to Chloe Palmer.</a></p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Ardent issued meeting request letter.</a></p> <p><a href="#">01.02.19 George Williams, for the Applicant, email to Chloe Palmer, for the Council, requesting a meeting.</a></p> <p><a href="#">05.02.19 George Williams, for the Applicant, call with Chloe Palmer, for the Council.</a></p>		

Statement of Reasons  
Riverside Energy Park

- [06.02.19](#) [George Williams, for the Applicant, emails with Francesca Potter, for the Council, regarding meeting letters sent and plans.](#)
- [07.02.19](#) [Arden spoke to Francesca Potter from Kent County Council. She said that she won't be the person dealing with Cory Riverside Development from the council, she has forwarded contact information over to someone from the highways team who will be in contact shortly.](#)
- [07.02.19](#) [John Reynolds email to George Williams, for the Applicant, informing he is the Senior Streetworks Coordinator for Kent County Council. George Williams email asking if he is the correct contact for a meeting to discuss the project. Further emails exchanged. John Reynolds informed the property team would be the best to meet with.](#)
- [25.02.19](#) [George Williams, for the Applicant, email to KCC Property Team requesting a meeting. Response from Bukky Muyaki informing he has passed the email to a Senior Asset Manager to respond.](#)
- [26.02.19](#) [George Williams, for the Applicant, call and email with Duncan MacKinnon to arrange a meeting.](#)
- [27.02.19](#) [George Williams, for the Applicant, further email to Duncan MacKinnon at an alternative email address.](#)
- [27.02.19](#) [Joel Morris call and exchanged of emails with George Williams, for the Applicant, to arrange a meeting.](#)
- [13.03.19](#) [Joel Morris, for the Council, email to George Williams informing he deals with KCC estates rather than highways and so does not believe he would be the best person to meet with.](#)
- [14.03.19](#) [George Williams, for the Applicant, email to Joel Morris asking who the best person to contact regarding a meeting would be.](#)
- [14.03.19](#) [George Williams, for the Applicant, email to Joel Morris and Bukky Muyaki, for the Council, asking whether they have a contact in the highways department.](#)
- [19.03.19](#) [George Williams, for the Applicant, and Bukky Muyaki, for the Council, emails regarding meeting. George Williams informed a meeting with Joel Morris of Gen2 had been arranged for 22.03.19.](#)
- [22.03.19](#) [George Williams and Max Curson, for the Applicant, attended meeting with Joel Morris of Gen2 to discuss scheme.](#)

Landowner, lessee, tenant or occupier	Plots	Works Number
Environment Agency – Landowner and Occupier	13/03, 13/09	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below. <a href="#">30.04.18—RFI Documentation issued.</a> <a href="#">24.05.18—</a> RFI Documentation returned and phone call with Ralph		

<p>Smart, <a href="#">for the EA</a> confirming RFI was returned.</p> <p>18.06.18— s42 Documentation issued to the <a href="#">Environment Agency EA</a>.</p> <p><a href="#">26.06.18</a> <a href="#">Email to Ralph Smart, for the EA, asking details over River Darrent ownership.</a></p> <p><a href="#">26.06.18</a> <a href="#">Emailed response to Chris Sim, for the Applicant, with info on river ownership.</a></p> <p><a href="#">10.07.18</a> <a href="#">Email acknowledging receipt of letter.</a></p> <p>30.07.18— s42 response to initial documentation issued.</p> <p>21.08.18 – s42 response to additional consultation regarding Floor Level Strategy Report, Flood Defence Condition Survey Specification and Drainage Design Strategy.</p> <p><a href="#">12.09.18</a> <a href="#">Email from Hilary Lockwood, for the EA, informing RFI has been passed to her and her colleague will send across requested information.</a></p> <p><a href="#">12.09.18</a> <a href="#">Email to Hilary Lockwood noting receipt of email.</a></p> <p><a href="#">13.09.18</a> <a href="#">Email from Ralph Smart, for the EA with RFI info attached.</a></p> <p>21.09.18— Email to Hilary Lockwood regarding land access for Phase 1 Habitat Survey.</p> <p><a href="#">24.09.18</a> <a href="#">Email to Dan Clark regarding land access for Phase 1 Habitat Survey.</a></p> <p>24.09.18 – Phone call with Hilary Lockwood <del>and response email.</del></p> <p><a href="#">24.09.18</a> <a href="#">Email from Ralph Smart <del>permitting access to the,</del> for the EA, allowing permission to survey land.</a></p> <p>22.10.18— Email sent asking if the <a href="#">Environment Agency EA</a> would be interested in a meeting to discuss the proposals.</p> <p>02.11.18— Response confirming <a href="#">Environment Agency EA</a> would appreciate a meeting to discuss the proposal.</p> <p>07.11.18— Email to the <a href="#">Environment Agency EA</a> explaining the objectives of the proposed meeting.</p> <p><a href="#">02.01.19</a> <a href="#">s56 documentation issued.</a></p> <p><a href="#">09.01.19</a> <a href="#">Pinsent Masons send draft protective provisions to consider.</a></p> <p><a href="#">21.01.19</a> <a href="#">Ardent email to Ralph Smart, of the EA, requesting an email.</a></p> <p><a href="#">22.01.19</a> <a href="#">George Williams, for the Applicant, call and email with Ralph Smart providing requested documents and asking availability for a meeting.</a></p> <p><a href="#">23.01.19</a> <a href="#">EA provide alternative draft protective provisions to be considered.</a></p> <p><a href="#">31.01.19</a> <a href="#">George Williams, for the Applicant, email to Ralph Smart chasing a meeting.</a></p> <p><a href="#">04.02.19</a> <a href="#">George Williams, for the Applicant, call with Ralph Smart.</a></p> <p><a href="#">05.02.19</a> <a href="#">George Williams, for the Applicant, further email to arrange a meeting.</a></p>	
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Statement of Reasons  
Riverside Energy Park

<p><a href="#">13.02.19</a> <a href="#">George Williams, for the Applicant, further calls and email to arrange a meeting with Ralph Smart</a></p> <p><a href="#">27.02.19</a> <a href="#">George William, for the Applicant, chaser email to Ralph Smart regarding a meeting.</a></p> <p><a href="#">01.03.19</a> <a href="#">George Williams, for the Applicant, call and emails with Ralph Smart regarding dates and location of a meeting.</a></p> <p><a href="#">04.03.19</a> <a href="#">Ralph Smart, for the Applicant, email to George Williams with dates and locations for a potential meeting.</a></p> <p><a href="#">05.03.19</a> <a href="#">George Williams, for the Applicant, email with time and date for meeting.</a></p> <p><a href="#">06.03.19</a> <a href="#">George Williams, for the Applicant, chaser email to Ralph Smart.</a></p> <p><a href="#">06.03.19</a> <a href="#">Pinsent Masons on behalf of the Applicant provided comments on draft protective provisions to EA.</a></p> <p><a href="#">27.03.19</a> <a href="#">George Williams, for the Applicant, email to Ralph Smart to rearrange meeting.</a></p> <p><a href="#">29.03.19</a> <a href="#">George Williams, for the Applicant, emails with Ralph Smart confirming date of meeting for 03.04.19</a></p> <p><a href="#">03.04.19</a> <a href="#">George Williams and Max Curson, for the Applicant, meeting with Ralph Smart to discuss scheme. Further George Williams email to Ralph Smart</a></p> <p><a href="#">04.04.19</a> <a href="#">Comments from EA to Pinsent Masons, on behalf of the Applicant, in respect of protective provisions.</a></p> <p><a href="#">10.04.19</a> <a href="#">George Williams, for the Applicant, email to Ralph Smart chasing names and contact details of attendees at meeting</a></p> <p><a href="#">17.04.19</a> <a href="#">Comments from Pinsent Masons, on behalf of the Applicant, to the EA in respect of protective provisions.</a></p> <p><a href="#">02.05.19</a> <a href="#">Comments from EA to Pinsent Masons, on behalf of the Applicant, in respect of protective provisions.</a></p> <p><a href="#">03.05.19</a> <a href="#">Comments from Pinsent Masons, on behalf of the Applicant to the EA, in respect of protective provisions.</a></p> <p><a href="#">10.05.19</a> <a href="#">Comments from EA to Pinsent Masons, on behalf of the Applicant in respect of protective provisions.</a></p> <p><a href="#">14.05.19</a> <a href="#">Comments from Pinsent Masons, on behalf of the Applicant to the EA, in respect of protective provisions.</a></p> <p><a href="#">15.05.19</a> <a href="#">EA conforms protective provisions are agreed, subject to approval of the Applicant.</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Ingrebourne Valley Limited – Landowner and Occupier	13/06, 13/13, 13/14, <del>13/16</del> , 14/01, 14/02, <del>14/05</del>	9A-C
Use for Proposed Development		

Statement of Reasons  
Riverside Energy Park

The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
29.06.18— RFI Documentation issued.		
12.07.18— RFI Documentation returned confirming interests within the Proposed Development.		
01.08.18— s42 Documentation Issued		
31.08.18— s42 response, noting their objection to the Supplementary works area.		
25.09.18— Series of emails and phone calls regarding site access for Phase 1 habitat surveys. Access denied, due to the objection of land being included within the Proposed Development area.		
10.10.18— Email asking if Ingrebourne would want to hold a meeting with the Applicant to discuss the proposed development.		
<a href="#">12.10.18 Email from Amy McDonagh, for Ingrebourne, with dates for a meeting.</a>		
<a href="#">15.10.18 Ardent, email arranging meeting date.</a>		
<a href="#">17.10.18 Ardent and Amy McDonagh exchange emails to arrange a meeting.</a>		
<a href="#">18.10.18 Further emails exchanged to arrange meeting.</a>		
<a href="#">19.10.18 Further emails exchanged to arrange meeting.</a>		
<a href="#">29.10.19 Further emails exchanged to confirm meeting.</a>		
31.10.18— Landowner meeting held with the Applicant.		
<a href="#">21.11.18 Ardent email to Amy McDonagh chasing plans and environment reports.</a>		
<a href="#">29.11.18 Max Curson, for the Applicant, and Amy McDonagh emails regarding environmental report and plans.</a>		
<a href="#">21.12.18 Jessica Bere, for the Applicant, email to Amy McDonagh informing application has been accepted for examination.</a>		
<a href="#">02.01.19 s56 documentation issued.</a>		
<a href="#">30.04.19 George Williams, for the Applicant, call with Amy McDonagh.</a>		
<a href="#">01.05.19 George Williams, for the Applicant, call and email to Amy McDonagh to arrange meeting. Further emails exchanged with Richard Caten to sort date and location.</a>		
<a href="#">02.05.19 Amy McDonagh and Richard Wilkinson exchanged emails to alter date for meeting.</a>		
<a href="#">08.05.19 Ingrebourne and Cory meeting.</a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Mazhar Mohammad - Landowner	13/13 <sup>s</sup> , 13/14 <sup>s</sup> , <del>13</del> 14/ <del>16</del> 04a <sup>s</sup> , 14/04b <sup>s</sup> .	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		

Statement of Reasons  
Riverside Energy Park

Status of negotiations		
Mr Mohammad was identified through landowner liaison and consultation has begun.		
<a href="#">02.01.19 s56 documentation issued.</a>		
<a href="#">17.01.19 George Williams, for the Applicant, and Mazhar Mohammed exchanged emails to arrange a meeting to discuss the project and its implications.</a>		
<a href="#">18.01.19 Emails to arrange meeting for 21st January 2019.</a>		
<a href="#">21.01.19 Ardent meeting with Mazhar Mohammed.</a>		
<a href="#">29.03.19 George Williams, for the Applicant, email to Mazhar Mohammed regarding ecological survey access.</a>		
<a href="#">29.04.19 George Williams, for the Applicant, phone call with Mazhar Mohammad. Future meeting to be arranged following changes to the Order Limits. Mazhar Mohammad requested updated option agreement plans ahead of next meeting.</a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Brian Francis Thomsett – Landowner and Occupier	14/02 <sup>s</sup> , 14/03, <a href="#">14/04a<sup>s</sup></a> , <a href="#">14/04b<sup>s</sup></a> ,	9A-C
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
29.06.18— RFI Documentation issued.		
16.07.18— Chaser RFI Documentation issued.		
20.07.18— RFI Documentation returned, confirming interest within the Proposed Development area.		
01.08.18— s42 Documentation issued.		
<a href="#">02.01.19 s56 documentation issued.</a>		
<a href="#">09.01.19 Ardent issued meeting request letter.</a>		
<a href="#">17.01.19 Letter from T G Baynes received informing they are representing Brian Thomsett.</a>		
<a href="#">08.02.19 George Williams, for the Applicant, email to T G Baynes with letter response attached.</a>		
<a href="#">04.04.19 George Williams, for the Applicant, email to the landowner's representative regarding survey access.</a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Dartford Borough Council – Landowner and Occupier	14/06, 14/07, 14/09, 15/01, 15/03	9A-C
Use for Proposed Development		

Statement of Reasons  
Riverside Energy Park

The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.		
30.04.18— RFI Documentation issued.		
08.05.18— RFI Documentation returned including plans indicating all Dartford Borough Council owned land.		
12.06.18— s42 Documentation issued.		
14.06.18— Confirmation of receipt of s42 Documentation. Asking for file sizes to be reduced for viewing.		
28.06.18— Confirmation that the 5th of July would be a suitable date for a meeting.		
05.07.18— The Applicant held a meeting to discuss route proposed by UKPN.		
<del>July 2018</del> — <a href="#">01.07.18</a> Letter July 2018 from Dartford Borough Council in response to s42 Documentation.		
<a href="#">02.01.19</a> <a href="#">s56 documentation issued.</a>		
<a href="#">09.01.19</a> <a href="#">Ardent issued meeting request letter.</a>		
<a href="#">14.01.19</a> <a href="#">George Williams emails and call with Duncan MacKinnon regarding Dartford land outside the adopted highways.</a>		
<a href="#">15.01.19</a> <a href="#">Email from Duncan Mackinnon, of the Council, regarding plans.</a>		
<a href="#">17.01.19</a> <a href="#">George Williams, for the Applicant, email to Duncan Mackinnon, of the Council, with plan attached.</a>		
<a href="#">01.02.19</a> <a href="#">George Williams, for the Applicant, call and email with Duncan MacKinnon, of the Council, to arrange a meeting.</a>		
<a href="#">13.02.19</a> <a href="#">George Williams, for the Applicant, email to Duncan Mackinnon, of the Council, requesting a meeting.</a>		
<a href="#">25.02.19</a> <a href="#">George Williams, for the Applicant, email to Duncan Mackinnon, of the Council, requesting a meeting.</a>		
<a href="#">28.02.19</a> <a href="#">George Williams, for the Applicant, and Duncan Mackinnon, of the Council, exchanged emails to arrange a meeting.</a>		
<a href="#">04.04.19</a> <a href="#">George Williams, for the Applicant, email to Duncan Mackinnon, of the Council, regarding survey access. Further emails exchanged.</a>		
<a href="#">09.04.19</a> <a href="#">Duncan Mackinnon email granting survey access.</a>		
<a href="#">15.04.19</a> <a href="#">Max Curson, for the Applicant, email to Duncan Mackinnon requesting information on ProLogis interest at the Bridge development.</a>		
<a href="#">17.04.19</a> <a href="#">Duncan Mackinnon, for the Council, email to Max Curson providing information on ProLogis.</a>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
Arriva UK Bus Limited – Occupier	14/09, 15/01, 15/03	9A-C

Statement of Reasons  
Riverside Energy Park

Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C).		
Status of negotiations		
<p>Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</p> <p>03.08.18 – RFI Documentation issued.</p> <p>15.08.18 – s42 Documentation issued.</p> <p>21.09.18 – Letter in response to s42 Documentation. Noting the potential conflict with the bus routes. Asking for further engagement.</p> <p><a href="#">02.01.19 s56 documentation issued.</a></p>		
<b>Landowner, lessee, tenant or occupier</b>	<b>Plots</b>	<b>Works Number</b>
<del>Eamonn Scanlon and Albert Dravin—Landowner and ProLogis UK Limited – Occupier</del> <a href="#">and rights</a>	<a href="#">14/07<sup>r</sup>, 14/08<sup>r</sup>, 14/09<sup>r</sup>, 15/01<sup>r</sup>, 15/02<sup>r</sup>, 15/03<sup>r</sup>, 15/05<sup>r</sup>, 16/02<sup>r</sup></a>	9A-C, <del>10</del>
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) <del>with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).</del>		
Status of negotiations		
<p><del>31.10.18— Identified through communication with RWE Generation UK as the new freehold owners.</del></p> <p><del>02.11.18— Introductory phone call followed by an email, explaining the project and its effect on the 16/02. Explained that further consultation documents will come through by post.</del> <a href="#">Negotiations are ongoing and we hope to come to an agreement soon. A list of correspondence that we have had to date can be seen below.</a></p> <p><a href="#">21.05.18 Chris Sim, for the Applicant, call and email to Steve Haddock, for ProLogis, regarding RFI and scheme.</a></p> <p><a href="#">15.04.19 Ardent email to Steve Haddock seeking information on Prologis interest at The Bridge development in Dartford. Steve Haddock response requesting a call on 29.04.19.</a></p> <p><a href="#">16.04.19 Antonia Pagonis, for the Applicant, exchanged emails with Steve Haddock, for ProLogis regarding interest.</a></p> <p><a href="#">17.04.19 Antonia Pagonis, for the Applicant, and Tina Smith emails regarding Prologis rights at The Bridge.</a></p> <p><a href="#">26.04.19 Antonia Pagonis, for the Applicant, email to arrange a call.</a></p> <p><a href="#">29.04.19 Antonia Pagonis, for the Applicant, and Steve Haddock, for ProLogis exchanged emails to arrange a call for 30.04.19</a></p> <p><a href="#">30.04.19 George Williams, Antonia Pagonis, for the Applicant, and Steve Haddock for ProLogis call.</a></p>		

Statement of Reasons  
Riverside Energy Park

Landowner, lessee, tenant or occupier	Plots	Works Number
Modebest Builders Limited - <del>Occupier</del> Occupier	16/02	9A-C, 10
Use for Proposed Development		
The Applicant proposes to use the land for an Electrical connection (9A-C) with works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>Directors of the Company, Eamonn Scanlon and Albert Dravin are the freehold owners with Modebest as Occupiers. Consultation is the same for both parties.</p> <p>31.10.18— Identified through communication with RWE Generation UK as the new freehold owners.</p> <p>02.11.18— Introductory phone call followed by an email, explaining the project and <del>its effect on the 16/02</del><a href="#">how it will affect Modebest</a>. Explained that further consultation documents will come through by post.</p> <p><a href="#">02.11.18 RFI returned by Albert Dravins.</a></p> <p><a href="#">02.01.19 s56 documentation issued.</a></p> <p><a href="#">09.01.19 Ardent issued meeting request letter.</a></p> <p><a href="#">04.02.19 George Williams, for the Applicant, call with Eamonn Scanlon and email to Albert Dravins requesting a meeting. Albert Dravins response requesting meeting for 06.02.19.</a></p> <p><a href="#">05.02.19 Further emails with Albert Dravins to arrange a meeting.</a></p> <p><a href="#">06.02.19 Meeting with the Applicant and Modebest Builders to discuss land owner engagement.</a></p>		
Landowner, lessee, tenant or occupier	Plots	Works Number
South Eastern Power Network plc – Lessee and Occupier	16/04	10
Use for Proposed Development		
The Applicant proposes to use the land for works to connect the electrical connection to the Littlebrook substation and any associated improvements required (10).		
Status of negotiations		
<p>12.06.18 – s42 Documentation issued.</p> <p><a href="#">07.03.19 – Pinsent Masons provide draft protective provisions for consideration.</a></p> <p>Protective provisions for the protection of electricity undertakings are included in the draft DCO.</p>		



<b>Summary report:</b>	
<b>Litera® Change-Pro for Word 10.7.0.7 Document comparison done on 17/05/2019 14:05:01</b>	
<b>Style name:</b> Default Style	
<b>Intelligent Table Comparison:</b> Active	
<b>Original filename:</b> 4.1 Statement of Reasons REV0.DOCX	
<b>Modified filename:</b> 4.1 Statement of Reasons Revision 1 for Submission.DOCX	
<b>Changes:</b>	
<u>Add</u>	857
<del>Delete</del>	553
<del>Move From</del>	0
<u>Move To</u>	0
<u>Table Insert</u>	6
<del>Table Delete</del>	34
<u>Table moves to</u>	0
<del>Table moves from</del>	0
Embedded Graphics (Visio, ChemDraw, Images etc.)	2
Embedded Excel	0
Format changes	0
<b>Total Changes:</b>	<b>1452</b>