



Meeting note

File reference	EN010095
Status	Final
Author	The Planning Inspectorate
Date	25 January 2018
Meeting with	Boston Alternative Energy Facility
Venue	Temple Quay House, Bristol
Attendees	The Planning Inspectorate Boston Alternative Energy Facility Limited
Meeting objectives	Inception meeting
Circulation	All attendees

Summary of key points discussed and advice given:

Welcome and introductions

The Applicant and the Planning Inspectorate (the Inspectorate) case team introduced themselves and their respective roles. The Inspectorate continued by outlining its openness policy and ensured those present understood that any issues discussed and advice given would be recorded and placed on the Inspectorate's website under section 51 of the Planning Act 2008 (PA2008). Further to this, it was made clear that any advice given did not constitute legal advice upon which the Applicant (or others) can rely. The Applicant was made aware that, in accordance with the guidance set out in the Inspectorate's Prospectus for Applicants, the publication of the initial meeting note could be delayed for up to six months or until a scoping request had been made.

Proposed development

The Proposed Development will be located at the Riverside Industrial Estate south of Boston and consist of the following components:

- 96 MW energy from waste gasification plant;
- Import and export wharf;
- Waste reception and storage facility;
- Lightweight aggregates manufacturing plant and;
- Grid connection for 80 MW export to the grid.

The plant will run off Refuse Derived Fuel which is expected to be delivered by ship. The ash remaining can be used in the aggregates industry. It is intended to be processed onsite before being exported as a product by ship. The plant will be carbon

and heat capture ready. The plant will use air cooling and the steam generation is via a closed system that does not need any ongoing water abstraction. The existing site is mostly scrubland with some areas of hard-standing. The Applicant's initial surveys indicate that no protected species are present within the site and there is limited suitable habitat for protected species. The closest residential dwellings are to the east across the Haven. As the river is tidal where the proposed wharf facility will be located, the Development Consent Order is expected to include a Deemed Marine Licence. The Applicant informed the Inspectorate that it may need to divert a public right of way along the riverbank in order to facilitate safe passage while enabling operation of the proposed wharf.

The Applicant confirmed that the technology it intends to use for the generating station is well established globally and they do not consider the nature of the proposed technology to be an obstacle to obtaining an environmental permit(s) from the Environmental Agency to operate the Proposed Development.

Scoping

The Applicant confirmed that they had started drafting the scoping report and they intend to submit it in March 2018. The Applicant was advised to review [Advice note seven: EIA: Process, Preliminary Environmental Information](#) before submitting the scoping report and to clearly set out the aspects and matters it considers can be scoped out along with the reasons to support that approach. It was agreed that a site visit could be arranged shortly before or in the early stages of the scoping process if requested.

Consultation programme

The Applicant intends to hold two rounds of consultation during 2018. The first round planned for the spring of 2018 will be non-statutory. The statutory consultation is scheduled for Q2/Q3 2018. The Applicant was advised not to conduct any other consultation activities during the scoping process as this will avoid any potential confusion with the scoping consultation bodies.

The Applicant has not begun to engage with the project's statutory consultees but it has identified various local stakeholder groups which they would soon be engaging with.

The Applicant has produced a draft Statement of Community Consultation document which will be discussed with the host authority shortly.

Compulsory Acquisition and Crown Land

The Applicant has secured a lease for the vast majority of the land required for the project. The Applicant informed the Inspectorate that the land needed for the wharf facility might be Crown Land. It was confirmed that the Applicant has not yet approached the Crown Estate with regard to the leasing of this land. The Inspectorate highlighted the benefits of early engagement with the Crown Estate in terms of leasing Crown Land.

Draft documents review

The Inspectorate set out the timescales for the voluntary drafts documents review process. It was clarified that the review could be targeted to specific documents if requested by the Applicant.

Anticipated submission date

The Applicant indicated that they were currently aiming to submit the application in late 2018/early 2019. The Inspectorate advised the Applicant that its timescales seemed ambitious given the stage they were at currently. The Inspectorate highlighted to the Applicant the need to ensure that sufficient time was provided during the pre-application process to ensure effective consultation could take place. This could then lead to shorter and more efficient examinations.

Meetings

The Applicant was informed that the current practice is to hold face to face meetings after any major project milestones and to hold teleconferences in between if necessary.

Any other business

The Applicant was advised to be clear in its traffic assessment how much waste could potentially be transported via the road network and how this would be controlled in the draft Development Consent Order.

The Applicant informed the Inspectorate that its approach to the Rochdale envelope may consist of giving building maximum and minimum limits of deviations, applying the principles used in the Ferrybridge 2 Multifuel 2 Power Station Order 2015. The Inspectorate advised the Applicant to be clear in its visualisation of the proposals so the stakeholders could understand what the project was likely to look like when built, and the potential impacts of the project could be appropriately considered and assessed.

The Applicant confirmed that there are flood defences currently in place close to the proposal site, and assessment would be carried out in this regard.