

SLOUGH MULTIFUEL EXTENSION PROJECT

Planning Inspectorate Ref: EN010129

The Slough Multifuel Extension Order

Land at 342 Edinburgh Avenue, Slough Trading Estate, Slough

Document Ref: 8.5 – Statement of Common Ground with Slough Trading Estate Limited

The Planning Act 2008



Applicant: SSE Slough Multifuel Limited

April 2023 – Deadline 4

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1.0 INTRODUCTION

1.1 Overview

- 1.1.1 This Statement of Common Ground ('SoCG') (Document Ref. 8.5) has been prepared jointly by SSE Slough Multifuel Limited (the 'Applicant') and Slough Trading Estate Limited ('STEL') in respect of the Slough Multifuel Extension Project (the 'Proposed Project').
- 1.1.2 The SoCG relates to the application (the 'Application') that has been submitted to the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy (now the SoS for the Department of Energy Security and Net Zero or 'DESNZ'), under Section 37 of 'The Planning Act 2008' (the 'PA 2008'), seeking development consent for the Proposed Project on 29th September 2022. The Application was accepted for Examination by the SoS on 26th October 2022.
- 1.1.3 The Applicant is seeking development consent for the extension of the consented Slough Multifuel Facility (the 'Consented Development'), an energy from waste electricity generating station, on land at the Slough Trading Estate, Slough (the 'Site').
- 1.1.4 A DCO is required for the extension (the 'Proposed Project') as it falls within the definitions and thresholds for a 'Nationally Significant Infrastructure Project' (a 'NSIP') under Sections 14(1)(a) and 15(1)(2)(a) and (c) of the PA 2008, being the extension of an onshore electricity generating station in England, which when extended will have a capacity of more than 50 megawatts ('MW').
- 1.1.5 The SoCG sets out the matters of agreement between the Applicant and STEL (the 'Parties').
- 1.1.6 The agreements to date have been reached through consultation between the Parties.

1.2 The Proposed Project Site

- 1.2.1 The Proposed Project Site (the 'Site') lies entirely within the administrative boundary of SBC, a unitary authority, and is located either side of Edinburgh Avenue within the Slough Trading Estate (National Grid Reference SU 953 814) approximately 2.5 kilometres ('km') north west of Slough Town Centre.
- 1.2.2 The Site extends to approximately 2.8 hectares ('ha') in area and was acquired by SSE in 2008. It forms part of the original Slough Heat and Power Plant site.
- 1.2.3 The Consented Development, which was originally consented in June 2017 under 'The Town and Country Planning Act 1990' (the 'TCPA') (Planning Permission Refs. P/00987/051 (being a Section 73 variation of P/00987/024 and P/00987/035) and P/00987/025, P/00987/052 and P/19876/000), is currently being constructed at the Site. Construction of the Consented Development at the Site is well advanced and is currently expected to be completed by Quarter 4 2024.

1.3 The Proposed Project

1.3.1 The Proposed Project involves the extension of the Consented Development through carrying out the following physical works (Work No. 1 at Schedule 1 'Authorised Development' of the draft DCO, Document Ref. 2.1) to increase the efficiency and gross installed capacity of the generating station from just under 50MW to circa 60MW:

- a boiler primary air preheating system comprising heat exchanger bundles, pipework, valves, pipe supports, thermal insulation, instrumentation, cabling and containment;
- a boiler secondary air preheating system comprising heat exchanger bundles, pipework, valves, pipe supports, thermal insulation, instrumentation, cabling and containment; and
- mechanical modifications to the actuated steam turbine inlet control valve to allow steam capacity to be increased.

1.3.2 As is set out more fully in the Explanatory Memorandum (Document Ref. 2.2), it is only the extension which is the NSIP pursuant to Sections 14(1)(a) and 15(1) of the PA 2008, and the development forming part of the extension (being the Authorised Development) which requires development consent pursuant to Section 31 of the PA 2008. The Consented Development is consented and being constructed pursuant to the TCPA. It is not an NSIP, nor does it form part of one.

1.3.3 Separately, the extended generating station requires an ancillary authorisation to 'operate' at over 50MW pursuant to Section 36 of 'The Electricity Act 1989', and this is included within the DCO.

1.3.4 The Proposed Project also includes 'associated development' within the meaning of Section 115(2) of the PA 2008, including but not limited to, temporary construction laydown areas, contractor facilities, vehicle parking and cycle storage facilities.

1.3.5 The Proposed Project will not increase the throughput of waste, vehicle movements, or operating hours at the Slough Multifuel Facility, and will not alter the scale or external appearance of the consented buildings and structures.

1.4 The Applicant

1.4.1 The Applicant, SSE Slough Multifuel Limited (SMF), is a 50:50 joint venture between SSE Thermal and Copenhagen Infrastructure Partners (CIP).

1.4.2 SSE Thermal, part of the FTSE-listed SSE plc, is a leading developer, owner and operator of flexible generation, energy-from-waste, and energy storage assets, with over 600 direct employees across the UK and Ireland. SSE Thermal's vision is to become the leading provider of flexible thermal energy in a net-zero world. SSE Generation Limited was granted planning permission in June 2017 to construct the Consented Development at the Site. SSE currently operates the existing Slough Heat and Power Plant at the Slough Trading Estate through a company called Slough Heat and Power Limited.

1.4.3 Copenhagen Infrastructure Partners (CIP) was founded in 2012 and is a fund management company specialised in offering tailor made investment in energy infrastructure assets globally, in particular within the renewable energy sector. CIP are renewable market pioneers with involvement in some of the World's largest offshore wind projects and other major energy infrastructure projects in North-Western Europe, North America, and Asia Pacific. CIP has extensive biomass and energy from waste experience in the UK.

1.5 STEL Status and Interests

1.5.1 STEL owns and manages the Slough Trading Estate where the Proposed Project is located. STEL is therefore within Category 1 of Section 44(1) of the PA 2008 for the purposes of Section 42(1)(d) of the PA 2008.

1.6 The Purpose and Structure of this Document

1.6.1 The purpose of this document is to summarise the agreements reached between the Parties on matters relevant to the Examination of the Application and to assist the Examining Authority ('ExA').

1.6.2 The SoCG has been prepared with regard to guidance in 'Planning Act 2008: examination of application for development consent' (Department for Communities and Local Government, March 2015).

1.6.3 The SoCG is structured as follows:

- Section 2 – sets out the consultation and related discussions held between the Applicant and STEL
- Section 3 – sets out the matters discussed and agreed to date.
- Section 4 – sets out any matters to be agreed and the proposed way forward.

2.0 SUMMARY OF CONSULTATION

2.1 Overview

2.1.1 This section provides a summary of how the Applicant has consulted STEL on the Proposed Project.

2.2 Summary of Consultation

2.2.1 **Table 2.1** below provides a summary of the consultation that has taken place.

Table 2.1: Summary of Consultation

Consultation Stage/Date	Summary of Consultation
Stage 1 Consultation (non-statutory) (15 November – 17 December 2021)	The Applicant provided an update via its Local Liaison Group (of which STEL is a member and had been attending on a quarterly basis in connection with the Consented Development) on the work being carried out in respect of the Proposed Project and the proposals for future consultation.
Stage 2 Consultation (statutory) (5 May 2022 – 17 June 2022)	The Applicant consulted STEL pursuant to Section 42 of the PA 2008, via letter dated 3 rd May 2022.
Ongoing consultation	The Applicant meets with the wider STEL team on a quarterly basis to ensure they are informed and up to date on the Slough Multifuel Facility construction and the Proposed Project. There are also regular meetings and calls with members of the STEL team as required.

2.2.2 The Applicant involved STEL in the original Consented Development design evolution from 2011 through to the original planning application being submitted in October 2014. A Letter of Support from STEL (dated 2nd October 2014) was included with the original planning application. A copy is included at **Appendix 1**. Involvement of STEL included presentations on the Consented Development, early involvement with the Environmental Studies prior to submission and face to face meetings with STEL. STEL, as the landlord, were also signatories to the Section 106 Agreement (as varied) for the Consented Development.

2.2.3 The Applicant has kept STEL updated on the Consented Development since the original planning application was submitted and, as confirmed above in Table 2.1, has provided regular updates on the Slough Multifuel Facility construction from its inception and also more recently on the Proposed Project.

3.0 MATTERS AGREED

3.1.1 In its Relevant Representation (RR) STEL stated:

“Slough Trading Estate Limited, a subsidiary of SEGRO PLC, owns and manages the Slough Trading Estate where the multifuel facility is being constructed. We are keen to ensure that the multifuel facility, both during its construction and operation, will not adversely affect the Trading Estate and the businesses and people who work there. We have no comments to make at this stage on the DCO application.”

3.1.2 The Applicant notes that STEL has no comments to make on the Proposed Project at this stage and raises no issues within its RR.

3.1.3 The Applicant is committed to continuing dialogue with STEL to ensure that the construction and operational effects of the Proposed Project are managed so as to ensure that there are no adverse effects on other occupiers of the Slough Trading Estate and the Trading Estate as a whole.

3.1.4 The Applicant’s approach to construction and operation is to carry out works and operate the Slough Multifuel Facility in a considerate manner with a view to minimising their effects so far as practicable. The Proposed Project is an extension of the Consented Development, which involves limited physical works to increase the efficiency and gross installed capacity of the Multifuel Facility from just under 50 MW to circa 60 MW. The Proposed Project will have limited construction effects and will not increase the operational throughput of waste, vehicle movements, emissions or operating hours at the Multifuel Facility.

3.1.5 The construction of the Proposed Project will be managed in accordance with the existing approved Construction Environmental Management Plan (‘CEMP’) and the Construction Traffic Management Plan (‘CTMP’) (Appendix 1 of the CEMP) (Application Document 7.6) pursuant to Requirement 3(1)(b) of the draft DCO (Application Document Ref. 2.1).

3.1.6 It is agreed between the parties that the proposed measures to manage the construction and operation of the Proposed Project are proportionate and, provided that the CEMP and CTMP are fully complied with, will ensure that any adverse effects upon other occupiers at the Slough Trading Estate or the Trading Estate as a whole are minimised.

3.1.7 The SSE Slough Multifuel plant will become an integral part of the Slough Heat and Power complex that has been in operation for over 100 years and will be connected to the Estate electrical and heat networks both of which originate from the Slough Heat and Power site.

4.0 MATTERS TO BE AGREED

4.1.1 There are no matters of disagreement between the parties.

Signed

On beh

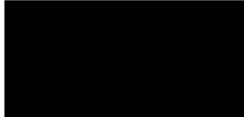
Date:



Signed:

On behalf of: Slough Trading Estate Limited

Date: 20-4-23



**APPENDIX 1: LETTER FROM SLOUGH TRADING ESTATE LIMITED
DATED 2ND OCTOBER 2014**

2 October 2014

Slough Trading Estate Limited
258 Bath Road
Slough SL1 4DX
United Kingdom



Dr A.R. Ellis
SHP Multifuel Project Manager
342 Edinburgh Avenue
SLOUGH
SL1 4TU

Dear Andrew,

Re: Proposed Multifuel CHP Facility Planning Application at Slough Trading Estate, Slough

SEGRO have been in discussion with SSE on a regular basis since 2011 with regards to the development of a Multifuel CHP plant at the Slough Trading Estate. We recognise that maintaining a secure, low carbon energy source presents a mutual benefit to the Estate as it continues to develop as one of the South East's leading business centres in an environment where sustainability and climate change issues are becoming more significant. We have welcomed being able to provide input on the design of the plant, and aspects for the Environmental Impact Assessments.

We recognise that this is a major investment in Slough and would be a modernisation of the designated Power Station Zone within the Trading Estate. Having reviewed the Environmental Statement we note that it is supported by local policies and sustainability requirements. We also note that, provided some mitigation measures are implemented where a need for these has been identified, no significant effects from the development are expected.

We are happy to assist where possible with local requirements such as laydown facilities and amenities and wish to remain in regular dialogue with SSE with regards to this project, and would like to be consulted on an ongoing basis on the following aspects:

- The external design. We believe the design that has been developed is acceptable and remains in keeping with the Slough Trading Estate. This provides significant aesthetic improvements particularly to the southern aspect and by limiting the height to less than the cooling towers and by clustering the main buildings in the centre of the site the visual impact has been significantly reduced.
- The Construction and Environmental Management Plan. We would wish to review any potential impacts on the customers of the Slough Trading Estate during the construction period and how they are being mitigated. Particular areas of interest include final information on lorry numbers, routings and parking arrangements.
- Any other issues that may arise during the groundworks phase, such as contaminated land, and the relevant remediation plans.

SEGRO recognises that there has been extensive consultation with key local stakeholders, Slough Borough Council and the local community. On the basis of the information that has been presented to date, we can confirm that we intend to support the forthcoming planning application for the proposed Multifuel CHP facility at the Slough Trading Estate.

SEGRO looks forward to continuing to work with SSE and Slough Borough Council to bring this investment forward to the implementation phase.

Yours sincerely,



G J Osborn
Director – Thames Valley & National Logistics

Direct l
Mobile:
Email:

cc : Paul Stimpson – Head of Planning, Policy and Projects, Slough BC