



Meeting Note

File reference	New Proposed Scheme – Silvertown Tunnel
Status	Final
Author	Gareth Watts

Meeting with	Transport for London (TfL)
Meeting date	14 February 2013
Attendees (Planning Inspectorate)	Kay Sully - Case Manager Transport Sector Gareth Watts - Assistant Case Officer
Attendees (non Planning Inspectorate)	Neil Chester – Consents (Silvertown Tunnel) Dawn Blackwell – TfL Legal Matt Yates – Programme Manager (River Crossings) Tony Wilson – Project Manager (Silvertown Tunnel)
Location	Windsor House, 42-50 Victoria Street, London

Meeting purpose	Initial Meeting to introduce a potential new scheme - Silvertown Tunnel which is subject to the approval of the Mayor and the TfL Board. If given, an application for development consent will be submitted under the Planning Act 2008 'as amended' (PA2008)
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Summary of key points discussed and advice given	<p>The Planning Inspectorate advised on its openness policy, that any advice given would be recorded and placed on the Planning Inspectorate's pages on the Planning Portal website under s.51 of the PA 2008. Any advice given under s.51 does not constitute legal advice upon which the attendees or others can rely.</p> <p>TfL gave a background to the proposed development scheme:</p> <p>Policy:</p> <ul style="list-style-type: none"> • The scheme would be part of the River Crossings Package which is outlined within the Mayor's Transport strategy. • The key parts of the River Crossings Package include: <ul style="list-style-type: none"> ○ Emirates Airline (cable car) already implemented between Greenwich Peninsula and the Royal Docks ○ Replacement of Woolwich Ferry- this is coming to the end of its useful life but is a crossing that TfL have a legal obligation to operate. A new link at Gallions Reach may offer an attractive alternative. ○ Silvertown Tunnel • TfL explained that under section 35 of the PA 2008 at the request of TfL, direction by the SoS for the scheme to be decided under the PA 2008 was given. • TfL advised that the scheme would be an EIA development.
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Site Location:

- The Tunnel would sit within the two London boroughs of Greenwich and Newham.
- Silvertown Tunnel is likely to aid in the Growth predicted for the East of London specifically around the area of the O2 Arena which is likely to see a huge amount of investment, specifically in housing.
 - Investment Areas include:
 - Royal Docks Enterprise Zone
 - Approximately 10,000 homes near the O2 Arena
- Silvertown Tunnel is seen as a method of relieving the pressure on Blackwall Tunnel which is currently substandard, in terms of both the height of the tunnel and the number of closures that it sees which can cause huge hold ups and severe congestion.

Consultation:

- In addition to consultation on the Mayor's Transport Strategy, TfL has carried out two consultation processes.
- The first consultation showed that local businesses support the scheme which should ease capacity problems on the road network and improve access to the Canary Wharf area and it's near 100,000 employees.
- The second consultation ended just over two months ago and received over 6000 responses. It was a web-based consultation and included 12 roadshows in the neighbouring boroughs and a significant letter drop directing people to the website. It was also well publicised in regional and local newspapers.
- If the scheme proceeds then TfL plan to start their formal consultation in mid 2014

The Planning Inspectorate offered the following advice and set out the following queries:

- The Planning Inspectorate gave advice concerning pre application consultation stating that it is particularly important in the PA 2008 process; the Planning Inspectorate went on explain that the PA 2008 process is primarily front loaded.
- The Planning Inspectorate advised about section 46 of the PA 2008, 'Duty to notify the SoS of the proposed application',
- The Planning Inspectorate gave advice over outreach events, who they are held with i.e. local authorities/boroughs and where they are usually held. It was advised that The Planning Inspectorate usually look to the applicant in conjunction with the local boroughs to recommend appropriate locations.
- The Planning Inspectorate highlighted the importance of Consultation Reports when it comes to accessing whether the application is acceptable and also encouraged the submission of draft documents such as the Development Consent Order and Consultation Report for comment where possible prior to the formal submission of the application
- The Planning Inspectorate advised that the various different sections of the PA 2008 i.e. s42, 43, 47 etc should be kept

	<p>separate within the consultation report to avoid confusion.</p> <ul style="list-style-type: none"> • The Planning Inspectorate advised upon the use of a section 55 checklist at the acceptance stage, recommending that TfL look at previous checklists on the Planning Inspectorate website • The Planning Inspectorate advised the PA2008 is primarily a written process but explained the holding of hearings, and that Interested Parties had a right to request such hearings, also how locations are chosen; it was advised that the Planning Inspectorate usually look to the applicant to recommend locations but that they would work closely with the applicant advising where necessary. • The Planning Inspectorate asked whether the scheme would have any associated development. TfL would confirm this later. <p>TfL raised the following points :</p> <ul style="list-style-type: none"> • TfL asked about EIA and specifically the cumulative impacts and the level of advice able to be given by the Planning Inspectorates EIA representatives. It was advised that initially all queries should go through the case manager but that when an application is proposed, an EIA officer will be assigned to the case as well as a Legal Officer. TfL further advised that they would bring on board an EIA consultancy. • TfL asked about relevant policy, specifically the National Policy Statement for National Networks and whether the Planning Inspectorate was aware of a date for its approval, it was advised Planning Inspectorate does not have such knowledge.
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Specific decisions/ follow up required?	<p>Depending upon the Mayor's approval in mid 2013 and TfL Board approval in Summer 2013;</p> <ul style="list-style-type: none"> • Details will be confirmed and published on the website. • Anticipated submission of the application to the Planning Inspectorate will be around mid 2015; • TfL will look at arranging an accompanied site visit with the Planning Inspectorate in particular the EIA officer and in advance of any Scoping request. • Further meetings to be held at milestone stages.
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Circulation List	Attendees as above