



## Meeting Note

<b>File reference</b>	<b>Not Applicable</b>
<b>Status</b>	<b>Final</b>
<b>Author</b>	<b>Emma Fitzpatrick</b>

<b>Meeting with</b>	<b>E.ON</b>
<b>Meeting date</b>	<b>19 December 2012</b>
<b>Attendees (Planning Inspectorate)</b>	<b>Ian Gambles (Director of National Infrastructure) Tom Carpen (Principle Case Manager) David Price (EIA Advisor) Justin John (Legal Advisor) Emma Fitzpatrick (Assistant Case Officer)</b>
<b>Attendees (non Planning Inspectorate)</b>	<b>Tim Proudler (E.ON) Neil Riley (E.ON) Laura Cherry (E.ON) John Houghton (Bond Pearce)</b>
<b>Location</b>	<b>Temple Quay House, Bristol</b>

<b>Meeting purpose</b>	<b>General meeting to discuss the planning regime, parameters and potential future development. Not specific to a particular project.</b>
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<b>Summary of key points discussed and advice given</b>	<p><b>Introduction</b></p> <p>E.ON and Bond Pearce were already familiar with the Planning Inspectorate's openness policy and aware that any issues discussed and advice given will be recorded and placed on the Planning Inspectorate's website under s.51 of the Planning Act 2008 (PA 2008). Any advice given does not constitute legal advice upon which developers (or others) can rely.</p> <p><b>Overview</b></p> <p>E.ON discussed with the Planning Inspectorate the prospect of gaining consent for a modular development, constructed in multiple stages (with potential operational periods in between) and the validity period for development consent orders.</p> <p><b>Advice</b></p> <p>The Planning Inspectorate highlighted the Rochdale Envelope and its scope for use. It is appreciated that in early stages of a development proposal it may not be possible for a developer to have resolved all aspects and details of a project. However, when considering using the Rochdale Envelope, particular care needs to be taken with the</p>
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	<p>Environmental Statement and description of the scheme.</p> <p>Where specificity can be achieved, it is desirable for developers to be transparent with stakeholders and consultees.</p> <p>If considering a project being built in stages to an eventual maximum output capacity, then 'worst case scenarios' need to be identified and cumulative effects assessed, including the impacts of a staged construction.</p> <p>A concern with a long period of validity for any development consent order is future assessment (of habitat sites for example), ensuring that assessment continues over time with the development of new modules and mitigation or protective provisions are in place to satisfy the relevant competent authority at the time of construction.</p> <p><b>Next Steps</b></p> <p>E.ON recognises the benefits of good pre-application work and will examine their pre-application strategy consultation in light of the discussions.</p> <p>The Planning Inspectorate advised that open and transparent consultation coupled with thorough pre-application work is vital for any new project.</p>
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<b>Circulation List</b>	All Attendees