

PLANNING ACT 2008
INFRASTRUCTURE PLANNING
(APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009
REGULATION 5(2)(q)

PROPOSED PORT TERMINAL AT
FORMER TILBURY POWER STATION

TILBURY2

TR030003

GUIDE TO THE APPLICATION

DOCUMENT REF: 1.4



PORT OF TILBURY

PLANNING ACT 2008

**PROPOSED PORT TERMINAL AT FORMER TILBURY POWER STATION
'TILBURY2'**

TRO30003

APFP REGULATION 5(2)(Q)

**INFRASTRUCTURE PLANNING (PRESCRIBED FORMS AND PROCEDURE)
REGULATIONS 2009**

GUIDE TO THE APPLICATION

DOCUMENT REFERENCE : 1.4

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APPENDIX 1 THE MASTER DOCUMENT LIST

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1.0 INTRODUCTION

PURPOSE OF THIS REPORT

- 1.1 This document provides an accessible guide to the application by Port of Tilbury London Ltd (PoTLL) (the Applicant) for a Development Consent Order (DCO) for the proposed port terminal at the former Tilbury Power Station. The project is known as “Tilbury2” and hereafter is described as “the proposals.”
- 1.2 The proposed main uses on the site will be a Roll-on/Roll-off (RoRo) terminal and a Construction Materials and Aggregates terminal (the “CMAT”), and associated infrastructure including rail and road facilities and revisions to the existing marine infrastructure. An 'infrastructure corridor' is proposed that will accommodate road and rail links to the existing rail and road network. The CMAT will include stockpiling of construction materials and some processing of aggregates for the production of asphalt and concrete products.
- 1.3 This document provides an overview of the proposals and an introduction to PoTLL. It serves as a sign-posting document to those wanting to know more about the proposals and their effects.
- 1.4 Appendix 1 provides a list version of the documents that make up the Tilbury2 Development Consent Order application.
- 1.5 This will be a live document and will be updated when updates or revisions to existing documents are made and new documents are submitted to the Examining Authority who is appointed to examine the proposals.

2.0 THE PROPOSALS

- 2.1 PoTLL propose a new port terminal on land that previously formed the western part of the Tilbury Power Station site. In summary, the proposed main uses on the site will be a Roll-on/Roll-off ("RoRo") terminal and a Construction Materials and Aggregates terminal ("the CMAT"), and associated infrastructure including rail and road facilities and revisions to the existing marine infrastructure. An 'infrastructure corridor' is proposed that will accommodate road and rail links to the existing rail and road network. The CMAT will include stockpiling of construction materials and some processing of aggregates for the production of asphalt and concrete products.
- 2.2 The proposals will require works including, but not limited to:
- creation of hard surfaced pavements;
 - improvement of and extensions to the existing jetty including creation of a new RoRo berth;
 - associated dredging of berth pockets around the proposed and extended jetty and their approaches;
 - new and improved conveyors;
 - erection of welfare buildings;
 - erection of a single 10,200sq.m. warehouse
 - a number of storage and production structures associated with the CMAT;
 - the construction of a new link road from Ferry Road to Fort Road and the new Port facilities;
 - formation of a rail spur and sidings.
- 2.3 The proposed volumes of import/export of RoRo units for the terminal exceed the threshold of 250,000 units stated in the Planning Act 2008 for throughput per annum. The Tilbury2 project therefore constitutes a Nationally Significant Infrastructure Project (NSIP).
- 2.4 It is important to recognise that the application essentially seeks a DCO to approve an operational port. Whilst the application seeks consent for the elements listed above, ports clearly evolve over time as changing trends in technology and commodities mean that facilities change and the Port will need such flexibility in the future. The Port has permitted development rights at present within its current operational area, limited by the fact that nothing

could in any event be permitted under PD rights that has a likely significant effect on the environment. These rights would be extended to Tilbury2

2.5 Hence, the application seeks to establish a ‘Rochdale Envelope’ of development based upon the description within the draft DCO. Some elements of the proposal – particularly the infrastructure corridor and the marine infrastructure, have been the subject of engineering design and can therefore be assessed in detail. The land within the main site will be occupied by tenants of PoTLL. Their exact requirements will be established through further iterations of design within the Rochdale Envelope established by the DCO and this ES. The envelope established for the purposes of the environmental assessment process that forms part of the application is considered a reasonably likely ‘worst-case’ scenario. Whilst future use of the site may change it would necessarily be based on the “Not Environmentally Worse Than’ (NEWT) approach within the Rochdale Envelope defined by this application given that any development outside of this would require a separate planning application, as it would fall beyond the scope of permitted development powers.

2.6 Figure 2.1 below shows the order limits for the proposals.



Figure 2.1 Order Limits

3.0 THE APPLICANT

ABOUT PORT OF TILBURY LONDON LTD (POTLL)

- 3.1 Port of Tilbury London Limited (PoTLL) is part of the Forth Ports Group, a privately-owned company with a turnover of £214.4 million (year ending 31/12/16). The Port of Tilbury is one of eight ports owned freehold by Forth Ports and had a turnover in 2016 of £122.2m, representing 57% of the Group revenue. The remaining seven ports are in Scotland. The Group handles 41m tons of various commodities through its port terminals, with an emphasis on liquid bulks, containers and dry bulks. It employs approximately 1,086 FTE staff (July 2017).

CONTACT US

- 3.2 Contact details for the proposals are as follows:

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4.0 APPLICATION DOCUMENTS OVERVIEW

4.1 A list of documents within the application is set out in the following sections.

OVERVIEW OF THE APPLICATION DOCUMENTATION

4.2 The reports, drawings and plans that make up the DCO application have been organised into seven volumes as listed in the table below. The seven volumes are explained in more detail in sections 4 to 12. An illustration of the volume of material that has been provided is included below.

FIGURE 4-1 ILLUSTRATION OF VOLUME OF MATERIAL

Volume		Content
1	Application Information	The completed application form, a Guide to the Application and the electronic index.
2	Plans/Drawings/Sections	Plans that illustrate the location of the proposals, the proposed works and the land required for the proposals as well as engineering and other details.
3	Draft Development Consent Order and Explanatory Memorandum	The legal powers PoTLL is seeking to enable it to construct, operate and maintain the proposals and a separate document explaining the provisions of the Order.
4	Compulsory Acquisition Information	Evidence of why PoTLL requires legal powers to compulsorily acquire land, how the proposals would be funded and details of the land interests that are required for the construction and operation of the proposals.
5	Consultation and Engagement	Details of the pre-application consultation that PoTLL has undertaken on the proposals and how consultation feedback has been taken into account in this application.
6	Environmental Statement (ES) and other Assessments	An assessment of the likely significant environmental effects (both positive and negative) of the proposals on the environment and a description of mitigation measures proposed to reduce any negative impacts and documents to secure that mitigation. Also an assessment of the effects on transport and other areas such as sustainability and energy.

7	Other Documents	Additional documents that support the DCO application; these are not legally required but are intended to provide useful overarching information in relation to the proposals and aid understanding of its justification.
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5.0 APPLICATION DOCUMENTS

OVERVIEW

- 5.1 A list of documents within the application is set out below. If you require a copy of any of the application documents, or parts thereof, please contact the Tilbury2 team (contact details in Section 3.2.1). A memory stick containing these documents will be provided free of charge; a reasonable charge for printing and distribution of hard copies may be made.

Volume	Document Title	Document Number
Volume 1 Application Information	Cover letter	1.1
	Application form	1.2
	Section 55 Checklist	1.3
	Guide to the application	1.4
	Electronic Index	1.5
Volume 2 Plans/Drawings/Sections	Location Plan	2.1
	General Arrangement Plans	2.2
	Land, Special Category Land and Crown Land Plans	2.3
	Works Plans	2.4
	Rights of Way and Access Plans	2.5
	Classification of Roads Plan	2.6
	Traffic Regulation Measures Plan	2.7
	Harbour Limits Plan	2.8
Engineering Drawings and Plans	2.9	
Volume 3 Draft Development Consent Order and Related Documents	Draft Development Consent Order	3.1
	Explanatory Memorandum to Draft DCO	3.2
Volume 4 Compulsory Acquisition Information	Statement of Reasons	4.1
	Funding Statement	4.2
	Book of Reference	4.3
Volume 5 Consultation and Engagement	Consultation Report	5.1
	Consultation Report Appendices	5.2
	Head of Terms for Section 106 Agreement with Thurrock Council	5.3
	Operational Community Engagement Plan	5.4
Volume 6	Part A: Environmental Statement	6.1
	Part B: Appendices	6.2

Environmental Statement and Related Documents	Part C: Figures and Drawings	6.3	
	Part D: Non-Technical Summary	6.4	
	Statement in Respect of Statutory Nuisance	6.5	
	Equalities Impact Assessment	6.6	
	Carbon and Energy Report	6.7	
	Sustainability Statement	6.8	
	Construction Environmental Management Plan (including Construction Traffic Management Plan and Site Waste Management Plan as appendices)	6.9	
	Operational Management Plan	6.10	
	Volume 7	Outline Business Case	7.1
		Consent and Agreements Position Statement	7.2
Other Documents	Mitigation Route Map	7.3	
	Project Glossary	7.4	

6.0 VOLUME 1 – THE APPLICATION INFORMATION

COVERING LETTER (DOCUMENT REFERENCE 1.1)

- 6.1 The Covering Letter has the Schedule of Compliance with Section 55 included. This schedule is completed by PoTLL to evidence how the application fulfils the conditions for acceptance required by the Planning Inspectorate (PINS) under Section 55 of the Planning Act 2008.
- 6.2 The Schedule of Compliance with Section 55 will also be completed by the Planning Inspectorate on receipt of the DCO application.

APPLICATION FORM (DOCUMENT REFERENCE 1.2)

- 6.3 The Application Form is a standard form and provides a high level summary of the proposals and the documents that have been submitted.

GUIDE TO THE APPLICATION (DOCUMENT REFERENCE 1.3)

- 6.4 This Guide to the Application provides a summary of all the documentation provided for the DCO application.

ELECTRONIC INDEX (DOCUMENT REFERENCE 1.4)

- 6.5 PoTLL has completed an Electronic Index, provided by PINS, that lists the electronic file names for all of the DCO application documents.

7.0 VOLUME 2 – PLANS, DRAWINGS, SECTIONS

OVERVIEW

- 7.1 There are 9 sets of plans as listed below. Where there are multiple sheets in a set, a key plan is provided to enable the viewer to understand the relationship between the different sheets.
- 7.2 The plans show the location of the proposals and the land required to build it as well as illustrating technical details.

LOCATION PLAN (DOCUMENT REFERENCE 2.1)

- 7.3 The location plan identifies the location of the proposed development in its wider context.

GENERAL ARRANGEMENT PLANS (DOCUMENT REFERENCE 2.2)

- 7.4 The General Arrangement Plans provide a technical illustration of infrastructure corridor, the main Tilbury2 site, and the marine elements of the proposals.

LAND, SPECIAL CATEGORY LAND AND CROWN LAND PLANS (DOCUMENT REFERENCE 2.3)

- 7.5 The Land, Special Category Land and Crown Land Plans correspond to the Book of Reference (Document Reference 4.3) and in summary set out:
- the land required for, or affected by, the proposals:
 - any land over which it is proposed to exercise powers of compulsory acquisition or any right over the land
 - any land over which it is proposed to take temporary possession and any land in which it is proposed to, if proven necessary, undertake protective works
 - the identification of special category land, in this case common land; and its replacement land; and
 - the identification of Crown Land.

WORKS PLANS (DOCUMENT REFERENCE 2.4)

- 7.6 The Works Plans show the proposed works including the alignment of the road and rail links and the limits of deviation within which the development and works may be carried out. The works are numbered and the numbers relate to Schedule 1 of the DCO (Document Reference 3.1) which lists the works which are to be carried out.

RIGHTS OF WAY AND ACCESS PLANS (DOCUMENT REFERENCE 2.5)

- 7.7 These plans identify any new or altered means of access, stopping up of streets or roads and any diversions and the extinguishments or creation of rights of way. Classification of Roads Plans (Document Reference 2.6)

CLASSIFICATION OF ROAD PLANS (DOCUMENT REFERENCE 2.6)

- 7.8 These plans show the highways classifications which are proposed to apply to the proposal where new classifications are required and existing classifications are changed.

TRAFFIC REGULATION MEASURES PLANS (DOCUMENT REFERENCE 2.7)

- 7.9 These plans show the locations where Traffic Regulations are proposed.

HARBOUR LIMITS PLAN (DOCUMENT REFERENCE 2.8)

- 7.10 This plan shows the extent of the proposed Harbour Limits that the DCO will seek to create in relation to Tilbury 2.

ENGINEERING SECTION DRAWINGS AND PLANS (DOCUMENT REFERENCE 2.9)

- 7.11 These plans show the levels of the proposed works including:
- Highways and Internal Road levels and alignments;
 - Railway link levels and alignment;
 - Levels of dredging; and
 - Illustrative cross sections of various elements of the proposals
- 7.12 These plans should be read in conjunction with Article 5 of the DCO (Document Reference 3.1).

TRAFFIC REGULATION MEASURES PLANS (DOCUMENT REFERENCE 2.10)

- 7.13 These plans show a range of proposed Traffic Regulations Measures for the proposals including, but not limited to speed limits, clearways, restrictions on vehicle weights and classes of user.

8.0 VOLUME 3 - DRAFT DEVELOPMENT CONSENT ORDER AND EXPLANATORY MEMORANDUM

THE DRAFT DEVELOPMENT CONSENT ORDER (DOCUMENT REFERENCE 3.1)

8.1 The Draft DCO sets out the powers that PoTLL is seeking to enable it to construct and maintain the proposal. It sets out the parameters for what development would be permitted. It is accompanied by 12 schedules as outlined below:

Schedule 1 Authorised Development – lists the works that would be authorised by the DCO, which are shown on the works plans and to which the Schedule refers.

Schedule 2 Requirements – sets out the Requirements that PoTLL would be required to accord with when implementing the development authorised by the DCO and the procedure for the discharge of Requirements.

Schedule 3 Classification of Roads - sets out the classification of new highways to be constructed as part of the proposals and changes to existing classifications

Schedule 4 Permanent Stopping Up of Highways and Private Means of Access and Provision of New Highways and Private Means of Access - sets out changes to public rights of way and private means of access as a result of the proposals

Schedule 5 Modification of Compensation and Compulsory Purchase Enactments for Creation of New Rights – sets out changes to the existing compulsory purchase regime to enable the compulsory acquisition of new rights pursuant to this DCO.

Schedule 6 Land of which Temporary Possession may be taken – sets out the plots of land of which only temporary possession may be taken and the purposes for which temporary possession is proposed to be taken.

Schedule 7 Port Premises Byelaws – sets out proposed byelaws that would be applied to the operation of the port.

Schedule 8 Traffic Regulation Measures – sets out proposed traffic regulation measures (and changes to existing) on new and existing highways.

Schedule 9 Deemed Marine Licence – sets out a proposed marine licence for the marine elements of the proposals.

Schedule 10 Protective Provisions - sets out individual provisions that will regulate the relationship between PoTLL and statutory undertakers in respect of the proposals

Schedule 11 Certified Documents - lists the documents that are referred to in the DCO and that will be 'certified' pursuant to the DCO.

THE EXPLANATORY MEMORANDUM TO THE DRAFT DEVELOPMENT CONSENT ORDER (DOCUMENT REFERENCE 3.2)

- 8.2 The explanatory memorandum to the draft DCO explains the purpose and effect of each provision in the draft DCO including why it is considered necessary.

9.0 VOLUME 4 - COMPULSORY ACQUISITION INFORMATION

9.1 In order to implement the proposals, PoTLL will need to use statutory powers to acquire land and rights in land, and to possess and use land temporarily. PoTLL is required to provide evidence that the use of these powers would be justified, proportionate and in the public interest and this evidence is set out in a Statement of Reasons (Document Reference 4.1), Funding Statement (Document Reference 4.2) and Book of Reference (Document Reference 4.3) as explained below.

STATEMENT OF REASONS (DOCUMENT REFERENCE 4.1)

9.2 The Statement of Reasons explains that there is a compelling case in the public interest which would justify PoTLL's exercise of powers of compulsory acquisition in order to acquire land and rights permanently and to use land temporarily (including the common land) to enable PoTLL to construct, operate and maintain the proposals.

FUNDING STATEMENT (DOCUMENT REFERENCE 4.2)

9.3 This statement explains how the proposals would be funded, including any land to be purchased through compulsory acquisition.

BOOK OF REFERENCE (DOCUMENT REFERENCE 4.3)

9.4 The Book of Reference identifies all parties who own or occupy land and/or have an interest in or right over the land affected by the proposal, and/or who may be entitled to make a 'relevant claim' as defined in Section 57 of the Planning Act 2008. It is structured in five parts in accordance with relevant regulatory requirements. The five parts are:

- **Part 1:** Names and addresses for service of each person within Categories 1 and 2 defined as set out in Section 57 of the Planning Act 2008.
- **Part 2 (Development Consent Order boundary)** Names and addresses for service of each person within Category 3 as defined in Section 57 of the Planning Act 2008, who would or might be entitled to make a relevant claim as defined in Section 57(6) of the Planning Act 2008. For clarity, Part 2 is sub-divided as follows:
 - **Part 2A:** Category 3 persons who would or might be entitled to make a relevant claim in respect of an interest in land within the DCO boundary; and
 - **Part 2B:** Category 3 persons who would or might be entitled to make a relevant claim in respect of an interest in land outside the DCO boundary.

- **Part 3:** Names and addresses of those persons whose entitlement to enjoy private easements or rights may be extinguished, suspended or interfered with.
- **Part 4:** Names and addresses of the owner of any Crown interest in the land which is proposed to be used for the purposes of the proposal.
- **Part 5:** Land which is Special Category Land as defined in Section 131 of the Planning Act 2008.

9.5 For each plot of land described in the Book of Reference (Document Reference 4.3) and being land within which it is intended that all or part of the proposed development shall be carried out, the area in square metres of that plot is given.

10.0 VOLUME 5- CONSULTATION AND ENGAGEMENT

CONSULTATION REPORT (DOCUMENT REFERENCE 5.1)

10.1 This report provides an account of the pre-application consultation carried out on the proposals. It reports on the statutory consultation carried out on the proposals in accordance with the Planning Act 2008 and on the non statutory consultation that took place before this. It also explains what activities have been undertaken since the statutory consultation closed in July 2017. In doing so it provides details of how the proposals has been amended as a result of some consultation responses received. The chapters of the Consultation Report are as follows:

1.0 Executive Summary

This chapter summarises the report and briefly describes the most significant findings of the consultation exercises.

2.0 Introduction

Chapter two introduces the report and describes its structure, with an explanation for each chapter.

3.0 Description of the Scheme

Chapter three briefly describes the proposals which are the subject of PoTLL's DCO application.

4.0 Pre-statutory consultation activities

Chapter four describes both the initial engagement PoTLL undertook with key stakeholders, and the non-statutory consultation exercise PoTLL carried out and responses received.

5.0 Defining the Statutory Consultation Strategy

Chapter five describes the development of the statutory consultation strategy for the Tilbury2 proposals (including the Statement of Community Consultation), the changes to the consultation and the development of materials, following the non-statutory consultation activities.

6.0 Undertaking the Statutory Consultation

This chapter outlines how PoTLL undertook its statutory consultation activities to ensure the requirements of the Act were met.

7.0 Analysing the Responses to the Statutory Consultation

This chapter describes how responses were recorded, collated and analysed to inform further scheme development and to provide the data to develop the Consultation Report.

8.0 Overview of Statutory Consultation Responses and the quality of the consultation

This chapter describes the split of respondents and lists who replied from the Section 42 Consultees and Section 47 consultees to the statutory consultation.

9.0 Air Quality

This chapter describes the comments raised by consultees during the statutory consultation on air quality, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

10.0 Amenities

This chapter describes the comments raised by consultees during the statutory consultation on amenities, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

11.0 Ecology

This chapter describes the comments raised by consultees during the statutory consultation on ecology, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

12.0 Socio-Economics

This chapter describes the comments raised by consultees during the statutory consultation on socio-economics, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

13.0 Health

This chapter describes the comments raised by consultees during the statutory consultation on health, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

14.0 Lighting

This chapter describes the comments raised by consultees during the statutory consultation on lighting, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

15.0 Querying the location of the elements of the proposals

This chapter describes the comments raised by consultees during the statutory consultation on the location elements of proposals, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

16.0 Flooding and Water Resources

This chapter describes the comments raised by consultees during the statutory consultation on flooding and water resources, PoTLL's

responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

17.0 Ground Conditions

This chapter describes the comments raised by consultees during the statutory consultation on ground conditions, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

18.0 Noise and Vibration

This chapter describes the comments raised by consultees during the statutory consultation on noise and vibration, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

19.0 Visual Impact

This chapter describes the comments raised by consultees during the statutory consultation on visual impact, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

20.0 Traffic and Rail

This chapter describes the comments raised by consultees during the statutory consultation on air quality, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

21.0 Waste

This chapter describes the comments raised by consultees during the statutory consultation on waste, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

22.0 Archaeology and Built Heritage

This chapter describes the comments raised by consultees during the statutory consultation on archaeology and built heritage, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

23.0 Existing Port Operations

This chapter describes the comments raised by consultees during the statutory consultation on existing port operations, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

24.0 Property

This chapter describes the comments raised by consultees during the statutory consultation on property, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2..

25.0 Cumulative Developments and Future Baseline

This chapter describes the comments raised by consultees during the statutory consultation on cumulative developments and future baselines, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

26.0 Quality of the Consultation Process

This chapter describes the comments raised by consultees during the statutory consultation on the quality of the consultation process, PoTLL's responses to those comments and how the comments have influenced the development of the DCO application for Tilbury2.

Appendices to the Consultation Report (Document Reference 5.2)

10.2 The following appendices form part of the Consultation Report

Appendix 1

This Appendix includes PoTLL's media releases

Appendix 2

This Appendix contains the consultation materials for both the statutory and non-statutory consultation processes.

Appendix 3

This appendix contains a table of key meetings with stakeholders and the main issues highlighted at the meetings.

Appendix 4

This appendix contains different tables dependent on whom was consulted and with what; this contains lists of consultees whom were written to, sample letters with names redacted. This appendix includes the list of persons interested in land who were consulted.

Appendix 5

This appendix contains both the qualitative and the quantitative results of the questionnaires and other responses for both the statutory and non-statutory consultation from all consultees.

Appendix 6

This appendix provides a compliance checklist of the statutory requirements for consultation under the Act and its associated Regulations and explains how PoTLL has met them, together with commentary on how PoTLL has taken DCLG Guidance the Planning Inspectorate Advice Notes into account.

Appendix 7

This appendix contains details of the steps that PoTLL has undertaken in order to ensure that all interests in the common land affected by the proposals have been identified.

DRAFT HEADS OF TERMS OF S106 AGREEMENT WITH THURROCK COUNCIL (DOCUMENT 5.3)

- 10.3 This document provides a summary of the proposed planning obligations that will be entered into by PoTLL in favour of Thurrock Council.

OPERATIONAL COMMUNITY ENGAGEMENT PLAN (DOCUMENT REFERENCE 5.4)

- 10.4 The document explains how the Port will communicate with the local community and local organisations once Tilbury2 is operational in order to keep these parties informed and to allow any concerns regarding the operation to be expressed by them direct to PoTLL.

11.0 VOLUME 6 - ENVIRONMENTAL STATEMENT AND OTHER ASSESSMENTS

ENVIRONMENTAL STATEMENT (DOCUMENT REFERENCE 6.1)

- 11.1 PoTLL has undertaken an Environmental Impact Assessment (EIA) of the proposals to consider what significant effects the proposals is likely to have on the environment. The Environmental Statement (ES) reports the findings of the EIA.
- 11.2 The EIA and ES are legal requirements and accord with relevant legislation and guidance.
- 11.3 The ES also provides general information on the proposal including context, description of the proposal and its' construction, main alternatives considered, the consultation process that was part of the EIA and technical information on a range of topics.
- 11.4 The Environmental Statement provides the following chapters:

Chapter	Topic
1.0	Introduction
2.0	Approach to Environmental Impact Assessment
3.0	Port of Tilbury – Existing and Future
4.0	Description of Site and Surroundings
5.0	Proposed development
6.0	Consideration of alternatives
7.0	Socio-economics
8.0	Health
9.0	Landscape Character and Visual Amenity
10.0	Terrestrial Ecology
11.0	Marine Ecology
12.0	Archaeology and Cultural Heritage
13.	Land-Side Transport
14.0	Navigation
15.0	Hydrogeology and Ground Conditions
16.0	Water Resources and Flood Risk
17.0	Noise and Vibration
18.0	Air Quality
19.0	Waste and Materials

Chapter	Topic
20.0	Assessment of Cumulative and Synergistic Impacts
	Glossary

ENVIRONMENTAL STATEMENT APPENDICES (DOCUMENT REFERENCE 6.2)

11.5 The ES is accompanied by the following appendices:

TABLE 11-2 ENVIRONMENTAL STATEMENT APPENDICES

Appendix No.	Doc Ref	Appendix Title
Appendix 1.A	6.2 1.A	Planning Policy Compliance Statement
Appendix 2.A	6.2.2.A	Secretary of State's Scoping Opinion
Appendix 5.A	6.2 5.A	Masterplanning Statement
Appendix 9.A	6.2 9.A	Consultation Exercise for LVIA
Appendix 9.B	6.2 9.B	Landscape Character Assessment
Appendix 9.C	6.2 9.C	Photographic Field Survey Record
Appendix 9.D	6.2 9.D	Artificial Lighting Field Record
Appendix 9.E	6.2 9.E	ZTV & ZVS Study DRAFT
Appendix 9.F	6.2 9.F	Predicted Visual Effects
Appendix 9.G	6.2 9.G	British Library - Extract 18th Century Map
Appendix 9.H	6.2 9.H	Indicative Visual Effect - Cruise Ship
Appendix 9.I	6.2 9.I	AGI Extracts
Appendix 9.J	6.2 9.J	Preliminary Lighting Strategy and Assessment
Appendix 9.K	6.2 9.K	Tree Survey
Appendix 10.A	6.2 10.A	Tilbury Power Station: Ecology Survey and Mitigation Plan (December 2015). Report by WYG on behalf of RWE.
Appendix 10.B	6.2 10.B	Non-statutory nature conservation designation (Local Wildlife Site / LoWS) information
Appendix 10.C	6.2 10.C	Statutory nature conservation designation information
Appendix 10.D	6.2 10.D	Plant species list (2016-17)
Appendix 10.E	6.2 10.E	Bat dropping DNA analysis results (2016)
Appendix 10.F	6.2 10.F	Summary of dormouse survey results (2016)
Appendix 10.G	6.2 10.G	Great crested newt eDNA analysis results (2016-17)
Appendix 10.H	6.2 10.H	Breeding bird survey visit maps (2017)
Appendix 10.I	6.2 10.I	Wintering bird survey results by compartment (2016-17)

Appendix 10.J	6.2 10.J	Tilbury Power Station Essex, Invertebrate Survey Report (June 2008). Report by Colin Plant Associates (UK).
Appendix 10.K	6.2 10.K	Land Adjacent to Tilbury Power Station Essex, Invertebrate Survey Report (November 2016). Report by Colin Plant Associates (UK).
Appendix 10.L	6.2 10.L	Invertebrate survey of Tilbury2 (September 2017). Report by M G Telfer.
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Appendix 18.B	6.2 18.B	Baseline Air Quality
Appendix 18.C	6.2 18.C	Detailed Modelling
Appendix 18.D	6.2 18.D	Model Verification
Appendix 18.E	6.2 18.E	Assessment Results

PLANNING POLICY COMPLIANCE STATEMENT (DOCUMENT REFERENCE 6.2.1A)

- 11.6 A key ES appendix to highlight is this statement, which assesses the proposals against relevant planning policy and in particular the National Policy Statement for Ports (NPSP) and the relevant local development plans for the proposals.

MASTERPLANNING STATEMENT (DOCUMENT REFERENCE 6.2.5A)

- 11.7 A further important ES appendix is the Masterplanning Statement, which explains how the proposals have been designed to fit into their setting, and the operational requirements that have informed design decision making.

TRANSPORT ASSESSMENT (DOCUMENT REFERENCE 6.2.13.A)

- 11.8 Another ES appendix to highlight is the Transport Assessment (TA) (Document Reference 6.2.13.A), which assesses the impact of the proposals on the strategic and local highway network, road safety, and local sustainable modes of transport. It consists of:

- an overview of relevant planning policy;
- detail on the collection of baseline traffic data and the development of the traffic model;
- a description of the accessibility by sustainable modes of transport and assessment of the impact of the proposal on local sustainable modes of transport;
- an overview of existing traffic conditions on the highway network in the vicinity and leading to Tilbury from the M25;
- assessments of the impacts on the strategic and local highway networks for both the construction and operational phases;

11.9 The appendices provide further evidence concerning traffic forecasts and impacts to support the findings of the TA.

11.10 Further traffic related documents also provide the following :-

- Framework Travel Plan (FTP) (Document Reference 6.2.13.B) which sets out a framework for reducing the use of private cars for employees;
- Sustainable Distribution Plan (SDP) (Document Reference 6.2.13.C) which sets out measures to ensure the most sustainable transshipment of goods through Tilbury2
- Construction Traffic Management Plan (CTMP) (appended to the CEMP – Document Reference 6.9) which explains how construction traffic will be managed to minimise adverse highways and environmental impact; and
- Surface Access Options Appraisal (appended to the Masterplanning Statement - Document Reference 6.2.5.A) which explains the iterative design process that led to the design of the highway and rail links proposed in the DCO.

ENVIRONMENTAL STATEMENT FIGURES/DRAWINGS (DOCUMENT REFERENCE 6.3)

11.11 The Environmental Statement is accompanied by the following technical figures and drawings:

Figure/Drawing No.	Figure/Drawing Title
Figure 1.1	Sub Regional Location
Figure 2.1	Cumulative Developments
Figure 3.1	Wider Area Context
Figure 3.2	Local Context

Figure 3.3	Port Uses
Figure 4.1	Site Areas
Figure 4.2	Main Site
Figure 4.3	Infrastructure Corridor
Figure 4.4	Public Rights of Way
Figure 4.5	Existing Buildings
Figure 7.1	Indices of Multiple Deprivation 2015
Figure 7.2	Employee grades and location of residence
Figure 8.1	Spatial scales of assessment
Figure 8.2	Health Deprivation and Disability 2015
Figure 8.3	GP surgeries within Thurrock and Tilbury
Figure 8.4	Crime
Figure 9.1	Location Plan
Figure 9.2	Landscape Context (1 of 2)
Figure 9.3	Landscape Context (2 of 2)
Figure 9.4	Existing Landscape Features
Figure 9.5	Existing Landscape Elements
Figure 9.6	Landscape Value (1 of 2)
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Figure 10.4	Bat survey results - building and tree inspections (2016-17)
Figure 10.5a-b	Bat survey results - emergence & re-entry surveys (2017)
Figure 10.6a	Bat survey results - static detector locations (2017)
Figure 10.6b-i	Bat survey results – transect survey results (2017)
Figure 10.7a	Dormouse survey results (2016)
Figure 10.7b	Dormouse survey results (2017)

Figure 10.8a	Water vole survey results (2016)
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Figure 10.9	Great crested newt eDNA survey results (2016-17)
Figure 10.10a	Reptile survey - results (2016)
Figure 10.10b	Reptile survey - results (2017)
Figure 10.11	Breeding bird survey results - territory mapping (2017)
Figure 10.12	Wintering bird survey compartments (2016-17)
Figure 10.13	On-site ecological mitigation & compensation
Figure 11.1	Nature Conservation Designations
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Figure 11.4	Sediment Particle Size Distribution
Figure 11.5	Fish and Shellfish Study Area
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Figure 16.1	Study Area
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Figure 17.1	Noise Monitoring Location Plan
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Figure 18.1	Construction Dust Assessment Study Area
Figure 18.2	Traffic Emissions Assessment Study Area
Figure 18.3	Air Quality Monitoring Sites and AQMAs
Figure 18.4	Operational Emissions Assessment Study Area

ENVIRONMENTAL STATEMENT NON-TECHNICAL SUMMARY (DOCUMENT REFERENCE 6.4)

11.12 This summarises the findings of the Environmental Statement.

STATEMENT IN RESPECT OF STATUTORY NUISANCE (DOCUMENT REFERENCE 6.5)

11.13 This Statement identifies the matters set out in Section 79 of the Environmental Protection Act 1990 in respect of statutory nuisances and

considers whether the proposed development would engage one or more of those matters. Where any matters may be potentially engaged, this statement sets out its proposals for mitigating or limiting them.

- 11.14 The Statement concludes that with the mitigation measures secured by the DCO in place, none of the statutory nuisances identified in Section 79 of the Environmental Protection Act 1990 are predicted to arise.

EQUALITIES IMPACT ASSESSMENT (DOCUMENT REFERENCE 6.6)

- 11.15 This statement assesses the impacts of the proposals on health and equalities including consideration of air quality, noise, active travel and access to jobs.

CARBON AND ENERGY REPORT (DOCUMENT REFERENCE 6.7)

- 11.16 The Carbon Report sets out how the proposals have been designed to minimise the impact on greenhouse gases.

SUSTAINABILITY STATEMENT (DOCUMENT REFERENCE 6.8)

- 11.17 The Sustainability Statement sets out how the proposals have been designed and constructed taking sustainability into account, looking at water, energy and waste reduction.

CONSTRUCTION ENVIRONMENTAL MANAGEMENT PLAN (CEMP) (DOCUMENT REFERENCE 6.9)

- 11.18 The CEMP sets a framework to control possible impacts arising from the construction of the proposals. It covers controls for environmental, public health and safety aspects of the proposals that may affect the interests of local residents, businesses, the general public and the surroundings in the vicinity of the proposals.

OPERATIONAL MANAGEMENT PLAN (OMP) (DOCUMENT REFERENCE 6.10)

- 11.19 This document explains how the potential environmental impacts of the operation of Tilbury2 will be managed once operational and how complaints and corrective actions will be dealt with. It also provides information on how the potential impacts will be mitigated within the day to day operations of Tilbury2.
- 11.20 The measures set out in this document will apply to PoTLL's own operations and any tenants that operate any of the facilities within Tilbury2.

12.0 VOLUME 7- OTHER DOCUMENTS

- 12.1 A range of additional documents have been submitted with the DCO application. These documents are not legally required but have been submitted to provide useful information on the proposals and to aid understanding of the application and its justification.

OUTLINE BUSINESS CASE (DOCUMENT REFERENCE 7.1)

- 12.2 The Outline Business Case sets out the business case for the proposals.

CONSENTS AND AGREEMENTS POSITION STATEMENTS (DOCUMENT REFERENCE 7.2)

- 12.3 This document sets out the position with other consents and agreements required by PoTLL at the point of making the application.

MITIGATION ROUTEMAP (DOCUMENT REFERENCE 7.3)

- 12.4 The Mitigation Routemap sets out how the mitigation measures described in the Environmental Statement (Document Reference 6.1) will be secured through the DCO and the documents certified by it.

Appendix 1

The master document list table commences overleaf and provides a full list of all the documents submitted to date indicating either the latest revision (if applicable) or when a new document was submitted.

Submissions made to the Planning Inspectorate

The table below identifies the associated electronic files for the documents produced for submission. This is a live document and will be updated when updates or revisions to existing documents are made and new documents are submitted to the Planning Inspectorate. The left hand column of this table identifies the volume and title of the document. The remaining columns, if applicable, indicate when the latest version was produced.

Volume	Main Submission October 2017	Document Number	Date and Examination reference number to be added if document updated.	Date and Examination reference number to be added if document updated	Date and Examination reference number to be added if document updated	Date and Examination reference number to be added if document updated	Date and Examination reference number to be added if document updated
Volume 1 Application Information	Cover letter	1.1					
	Application form	1.2					
	Section 55 Checklist	1.3					
	Guide to the application	1.4					
	Electronic Index	1.5					
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	General Arrangement Plans	2.2					
	Land, Special Category Land and Crown Land Plans	2.3					
	Works Plans	2.4					
	Rights of Way and Access Plans	2.5					
	Classification of Roads Plan	2.6					
	Traffic Regulation Measures Plans	2.7					
	Harbour Limits Plan	2.8					
Engineering Drawings and Plans	2.9						

Volume 3 Draft Development Consent Order and Related Documents	Draft Development Consent Order	3.1					
	Explanatory Memorandum to Draft DCO	3.2					
Volume 4 Compulsory Acquisition Information	Statement of Reasons	4.1					
	Funding Statement	4.2					
	Book of Reference	4.3					
Volume 5 Consultation and Engagement	Consultation Report	5.1					
	Consultation Report Appendices	5.2					
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	ES Appendix 2.A Secretary of State Scoping Opinion	6.2 2.A					
	ES Appendix 5.A Masterplanning Statement	6.2 5.A					
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	ES Appendix 10.A: Tilbury Power Station: Ecology Survey and Mitigation Plan (December 2015). Report by WYG on behalf of RWE.	6.2 10.A					
	ES Appendix 10.B: Non-statutory nature conservation designation (Local Wildlife Site / LoWS) information	6.2 10.B					
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	ES Appendix 10.G: Great crested newt eDNA analysis results (2016-17)	6.2 10.G					
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	ES Appendix 10.J: Tilbury Power Station Essex, Invertebrate Survey Report (June 2008). Report by Colin Plant Associates (UK).	6.2 10.J					
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