



Meeting note

File reference	TR030003
Status	FINAL
Author	Louise Evans
Date	12 October 2017
Meeting with	Port of Tilbury London Limited (PoTLL)
Venue	Temple Quay House
Attendees	The Applicant Peter Ward (PoTLL) John Speakman (PoTLL) Ian Wright (PoTLL) Sarah Rouse (Atkins) Daniel O'Kelly (Atkins) Martin Friend (Vincent and Gorbing) Francis Tyrell (Pinsent Masons) Matthew Fox (Pinsent Masons) Dominic Woodfield (Bioscan) The Planning Inspectorate (the Inspectorate) Robert Ranger – Case Manager Hannah Pratt – Senior EIA and Land Rights Advisor Emma Cottam – EIA and Land Rights Advisor Robert Hanson – Lawyer Louise Evans – Case Officer
Meeting objectives	Meeting to discuss the Inspectorate's feedback on the Applicant's draft documents
Circulation	All

Summary of key points discussed and advice given:

The Inspectorate advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Project Update

The Applicant confirmed that they still intend to submit their application towards the end of October 2017. The Inspectorate confirmed that three hard copies of the application would be required as well as the electronic version, and that they would require an updated version of the shapefile ten days in advance of the submission date.

Draft application documents have been circulated to statutory consultees (the Marine Management Organisation, the Port of London Authority, Natural England, Historic England, the Environment Agency, Gravesham Borough Council and Thurrock Council) and the Applicant is expecting to receive responses in the week commencing 16 October 2017. The Inspectorate queried whether the timescales were achievable given that the Applicant had not yet received comments from all consultees on draft documents. The Applicant considered it to be achievable as they have had ongoing dialogue with the consultees and therefore are not expecting any significant comments.

Draft Documents

The Applicant submitted draft versions of the Development Consent Order (DCO), Explanatory Memorandum, Book of Reference, chapters of the Environmental Statement, the Habitats Regulations Assessment (HRA), Works Plans, Land Plans and Masterplanning Statement to the Inspectorate for review. The Inspectorate advised that the structure of these draft documents was acceptable, but that more detail would need to be included at submission. The Inspectorate's comments have been attached to this meeting note.

The Applicant confirmed that the Inspectorate's comments on the draft documents would be taken into account in their final submitted application. The Applicant responded to some of the Inspectorate's comments, as set out below:

- The Applicant has been drafting the certified documents that will be submitted with the DCO application and has been discussing the content of these documents with relevant consultees.
- A further version of the draft HRA report (subsequent to that sent to the Inspectorate for review) has been sent to NE for review. The Applicant considers that the HRA will take the form of a No Significant Effects Report, concluding that there would be no likely significant effects (either alone or in-combination) on any sites or their qualifying features.
- Demolition of the existing RWE Tilbury power station is currently underway and will be completed by January 2019, therefore the ES will present a future baseline whereby the power station is no longer present adjacent to the application site.
- The Applicant confirmed it is considering two separate centrelines for the road and rail infrastructure and these may be presented as two separate works within the authorised development of the draft DCO. The limits of deviation will likely be the same for each.
- The two rail sidings would be built on a phased approach, with the majority of work undertaken in the first phase and sleepers and railways installed at a later date for the second siding. The ES will provide further clarity on the construction phasing.

- Given the nature of a port, activities on site will likely evolve over time and the location of all buildings cannot be determined at this time. Some building locations are fixed, for example the warehouse at the Ro-Ro terminal and the silo within the CMAT. Where locations cannot be fixed, the ES will assess a worst case scenario and building parameters will be set out.
- The Proposed Development will require a 30m section of the existing flood defence to be removed and a new bridge abutment (and flood gate) to be constructed to replace this. The Applicant is discussing these works with the EA, including appropriate protective provisions within the DCO. The agreed position will be documented in a Statement of Common Ground with the EA.
- The EA has also asked the Applicant to undertake a Piling Risk Assessment (in relation to piling on land). The Applicant is considering how to secure delivery of this – possibly through the Construction Environmental Management Plan.
- The Applicant advised that only minor works would be required at the ASDA roundabout, with further detail to be provided with the application.

Specific decisions / follow up required?

The Inspectorate referred the Applicant to National Grid's 'Guide to the application' document, which was produced in conjunction with the examination of the Richborough Connection Project. This is available on the Inspectorate's website.