



## Meeting note

<b>Project name</b>	Oikos Marine & South Side Development
<b>File reference</b>	TR030004
<b>Status</b>	Final
<b>Author</b>	The Planning Inspectorate
<b>Date</b>	5 October 2021
<b>Meeting with</b>	Oikos Storage Ltd
<b>Venue</b>	Telecon
<b>Meeting objectives</b>	Project Update Meeting
<b>Circulation</b>	All attendees

### Summary of key points discussed, and advice given

The Planning Inspectorate (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. Any advice given under section 51 would not constitute legal advice upon which Applicants (or others) could rely.

### Introductions

The Inspectorate and Applicant team members introduced themselves and their roles.

### Project Update

The Applicant explained that the project is now scheduled for submission in Q1 2022.

The Inspectorate advised that the Applicant should give the Inspectorate at least four weeks' notice of submission of an application and should submit an updated GIS shape file and electronic index at least three weeks before submission. Similarly, Local Authorities should be given notice at least four weeks in advance of a submission of an application.

The Applicant asked if it were necessary to give notice to all the s43 Local Authorities that had been consulted or just the host authorities. The Inspectorate advised that all the Local Authorities consulted should be notified of an approaching submission.

The Inspectorate asked if there was any compulsory acquisition planned for the project. The Applicant stated that it had considered this carefully and that there was no requirement to compulsorily acquire land; and the Applicant also considered there will not be any category 3 parties. The Inspectorate advised that if any parts of the Book of Reference need to be completed, then a Book of Reference will be required, see

Regulation 7 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

## **Draft Documents**

The Inspectorate encourages all prospective Applicants to submit draft documents for review, ahead of any application. The Applicant would like to take advantage of this service.

The Inspectorate advised that the Applicant should supply, in advance, a list of which documents they are planning to submit along with a time frame for when the documents would be submitted. The Applicant was also advised to note any specific issues within the documents on which advice was requested and to highlight any novel drafting of the DCO it wanted reviewed. The Inspectorate confirmed that the documents will not be published but any advice given on them will be published under s51 of the Planning Act 2008 (PA2008).

The Inspectorate advised that the Applicant have regard to Advice Note 6, which has recently been updated, specifically in relation to hyperlinks within application documents.

The Applicant considers that some comments made by external parties and sent to the Planning Inspectorate (which have now been published on the project webpage of the National Infrastructure Planning website as part of the section 51 (PA2008) log), are inaccurate. The Inspectorate stated that the Applicant could make contact with those parties to help understand and rectify any misunderstandings, details of which can be included in the Applicant's consultation report.

## **Local Plan**

The Applicant confirmed that the examination hearings for the new Castle Point Local Plan completed on 29 June 2021. The Inspector has subsequently issued a post-hearings letter.

The Environmental Statement is being drafted in line with the emerging Local Plan.

The Inspectorate asked if there was anything in the emerging Local Plan that would cause the Applicant concern. The Applicant stated that the Local Plan contains a site-specific policy which recognises the national significance of the Oikos facility. The Local Plan sets out the criteria against which any further development at the site should be judged. An issue was raised during the hearing sessions about some of the scenarios for the site that were put forward. The Applicant understands that the local authority will clarify this through any modifications they publish.

## **Marine Management Organisation**

The Applicant confirmed that work was ongoing with the MMO and the Port of London Authority with regard to a Deemed Marine Licence and associated issues.

## **Environment Agency**

The Applicant confirmed that there was continuing engagement with the EA in relation to dredging, flood permits and protective provisions.

## **Health and Safety Executive**

The Applicant explained that the COMAH (Control of Major Accident Hazards) process was ongoing, where the HSE and the Environment Agency act jointly as the Competent Authority.

The hazardous substance process, which is required to allow the storage of hazardous substances onsite, is separate from COMAH and will be incorporated into the DCO process.

The Applicant stated that the application would include a safety chapter within the Environmental Statement, along with a factual information document about safety and how the regulations relate to projects generally.

## **Any Other Business**

If possible, the Applicant would like to submit draft documents for review in November/December 2021.