



Meeting note

File reference	Not assigned yet
Status	Final
Author	Karl-Jonas Johansson
Date	17 May 2016
Meeting with	Wilton International
Venue	The Planning Inspectorate, Temple Quay House, Bristol
Attendees	The Planning Inspectorate: Tom Carpen (Infrastructure Planning Lead) David Price (EIA Manager) Kay Sully (Case Manager) Karl-Jonas Johansson (Case Officer) Teesside CCGT: Ged Armstrong: VP Commercial Scott Taylor: AVP Business Development Adam Fisher: Project Manager
Meeting objectives	Inception meeting for Teesside CCGT
Circulation	All attendees

Summary of key points discussed and advice given:

Introduction

The project team and the Planning Inspectorate (the Inspectorate) case team introduced themselves and their respective roles. The Inspectorate continued by outlining its openness policy and ensured those present understood that any issues discussed and advice given would be recorded and placed on the Inspectorate's website under s.51 of the Planning Act 2008 (PA 2008). Further to this, it was made clear that any advice given did not constitute legal advice upon which the Applicant (or others) can rely. It was clarified to the Applicant that the publication of the initial meeting note could be delayed up to either six months if the project information was regarded commercially sensitive by the Applicant unless the Inspectorate received a scoping request within the six month period.

Project details

The proposal is for a 850 MW Combined Cycle Gas Turbine (CCGT) generating station located on a brownfield site at Wilton International industrial park. The site has previously been used for a gas fired generating station. The Applicant owns the site and the connecting gas pipeline. There are two substation on the site which the

Applicant has agreed a lease for with National Grid. These substations are operational and are currently being upgraded by National Grid as part of its resilience works for the Wilton site.

The Applicant advised that the site is large enough to accommodate the necessary laydown areas during the construction phase with more space available on land north of the site. The wider industrial park has a Combined Heat and Power network, which the Applicant intends to connect the generating station to. The Applicant clarified that they are aware of that the project has to comply with the Carbon Capture Readiness requirements.

The Applicant asked whether a Development Consent Order (DCO) could allow for phased build and commissioning of generating units, with control over when to build future generating units. The Inspectorate advised the Applicant about 'Rochdale Envelope' principles that allow flexibility in a DCO, along with the requirement to test 'worst case scenarios' for the project through the Environmental Statement. In addition, the Inspectorate advised the Applicant on the scope for changing applications. The Inspectorate recommended seeking further advice, including legal advice on constructing the DCO, and that this issue could be explored further with the Inspectorate.

Environmental Impact Assessment

The Applicant advised that the previous lease holder had undertaken scoping work for a 2008 application and advised that visual impact and noise had been an issue to the local community living closest to the project site. The Applicant clarified the Inspectorate that there had been an environmental permit for the site but that it had expired.

The Inspectorate advised that the 2008 work could be a helpful base to focus the scoping request but that the Applicant should take account of any legislative changes and the inspectorate's advice notes. The Inspectorate also advised that the Applicant could also seek advice under s51 of PA2008 when compiling their scoping report.

The Applicant was advised that the statutory timescale for the scoping opinion was 42 days and that included 28 days of statutory consultation with the regulation 9 consultees of the EIA regulations 2009. The Applicant was also advised to consult [Advice note 3: EIA Notification and Consultation](#) for further information.

The Applicant was advised that an environmental permit didn't need to be in place before the application was submitted. However if a permit had not been applied for, the Examination Authority might seek conformation from the Environment Agency during the examination that a permit was likely to be forthcoming.

The Applicant was advised to consult Natural England to see if there are any protected sites affected by the project and that the Inspectorate can review the draft Habitats Regulation Assessment report if requested. The Inspectorate further advised the Applicant to consult [Advice note ten: Habitats Regulations Assessment relevant to nationally significant infrastructure projects](#).

Consultation

The Applicant explained that there is a well-established local community liaison group for the wider Wilton industrial park, and that the Applicant was generally aware of the communities concerns regarding any potential new development. The Applicant further clarified that they intend to conduct non-statutory consultation with the local communities and elected representatives during the run up to the official start of the project. The local council has previously been through the DCO process and is therefore familiar with the National Significant Infrastructure Project regime.

The Inspectorate clarified to the Applicant that the consultation process aim is enable the projects stakeholders to have the opportunity put their views forward, and to ensure that no-one who should be consulted is prejudiced from doing so. It was further explained that the consultation report needed to show how the Applicant had had regard to the opinions of the stakeholders. The Applicant was advised that the statutory consultation with the local authority regarding the Statement of Community Consultation is 28 days and that the minimum statutory consultation under s42, s47 and s48 is 28 days. In addition to the statutory consultation, the Applicant was advised that it can do targeted consultation if parts of the scheme changes due to consultation responses and that the Inspectorate could provide further advice at the time.

The Inspectorate informed the Applicant that as part of its pre-application service it offers the scope to facilitate 'round-table' discussions, often post-consultation. These are usually with statutory organisations but can be extended, and focus on creating a shared understanding of potential examination issues, and advice from the Inspectorate on what to expect from an examination, if the application is accepted.

Intended submission Date

The Applicant indicated that they were planning to submit their application to the Inspectorate Q3 2017. The Inspectorate offered the scope to review draft documents, including the draft DCO, draft consultation report and its annexes, draft Habitats Regulations Assessment (HRA) report and the EIA chapter of the Environmental Statement, and draft plans. The Inspectorate advised that for the first round of draft documents the Applicant should programme in three weeks from submission of draft documents, for comments and a review meeting, and depending on how many iterations of comments it would like may wish to programme additional time.

Next steps

The Applicant clarified that the formal pre-application stage of the project will not commence until Q4 2016 and that the intervening time would be used to finalise the technical options for the generating station, which may extend to non-statutory consultation with local communities.

Specific decisions / follow up required?

- The Inspectorate to request the necessary project information to set up the project webpage.