



Meeting note

File reference	EN010082
Project	Tees CCPP
Status	Final
Author	Karl-Jonas Johansson
Date	5 July 2017
Meeting with	Sembcorp Utilities (UK) Limited
Venue	Temple Quay House (Teleconference)
Attendees	<p>The Planning Inspectorate: Chris White (Infrastructure Planning Lead) Tracey Williams (Case Manager) Karl-Jonas Johansson (Case Officer)</p> <p>Sembcorp Utilities (UK) Limited Ged Armstrong (Sembcorp) Dave Sigsworth (Sembcorp) Terry Waldron (Sembcorp) Carole Nichols (Sembcorp) Claire Brook (Bond Dickinson) Rod Ellison (ERM) Russell Cullen (ERM) Georgia Tew-Street (ERM)</p>
Meeting objectives	Project update – Tees CCPP
Circulation	All attendees

Summary of key points discussed and advice given:

Welcome and Introductions

The Applicant and the Planning Inspectorate (the Inspectorate) 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 s51 of the Planning Act 2008 (PA2008). Further to this, it was made clear that any advice given did not constitute legal advice upon which the Applicant (or others) can rely.

Project update

The Applicant gave a brief update regarding their statutory consultation stage. It was confirmed that the consultation letters had been sent by special delivery and that one letter was returned, however the consultee subsequently confirmed by email that he had received the s42 consultation material. The Inspectorate advised the Applicant to include in the Consultation Report information as to how it had complied with s42 for this consultees to minimise this being an acceptance issue. The Applicant was further advised to keep a record of all communications it had with stakeholders and to contact any Statutory Party that hadn't responded to the s42 consultation before the consultation closed. It was agreed to hold the next meeting after the statutory consultation period had closed.

Draft Documents review

The Inspectorate set out the timescales for the draft documents review and clarified that for a project of this size it is likely to take 6-8 weeks. The Inspectorate clarified that the review is not a statutory requirement but voluntary. The Applicant raised concerns over the timescales as it intends to submit Q4 2017. The Inspectorate advised that it was for the Applicant to decide if it wanted to use this service. The Applicant suggested that only parts of the draft Development Consent Order (DCO) would need reviewing as it would be using wording from previously consented projects. The Inspectorate stated that even a partial review of the DCO would need to be reviewed together with supporting documents such as the Explanatory Memorandum, Land Plans, Book of Reference and Statement of Reasons. The Inspectorate further advised that if this approach to reviewing the DCO was taken, then the Explanatory Memorandum needed to be very clear when justifying the use of previously used articles and requirements.

The Inspectorate advised that the Consultation Report is a key document when deciding whether an application is of an acceptable standard and should therefore be included in the review.

The Applicant explained that the DCO will not contain any compulsory acquisition powers and therefore the application would be submitted without a Book of Reference. Instead the application would be accompanied by a schedule explaining the land ownership. The Applicant further stated that it was of the opinion that there were no Category 3 interests in relationship to the project. The Applicant was advised to justify in the application why it believed there are no Category 3 interests and to set this out in a separate document.

Submission date

The Inspectorate requested that the Applicant informed the Inspectorate when it had a clearer view on when in Q4 2017 it would submit the application. The Inspectorate highlighted the issues around local authorities' availability to comment on the adequacy of consultation if the application was submitted in December 2017, given the Christmas holiday period.