

South Humber Bank Energy Centre Project

Planning Inspectorate Reference: EN010107

South Marsh Road, Stallingborough, DN41 8BZ

The South Humber Bank Energy Centre Order

Document Reference: 3.1 Book of Reference

**The Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 - Regulations 5(2)(d) and 7**



Applicant: EP Waste Management Ltd
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GLOSSARY

Abbreviation	Description
BEIS	Department for Business, Energy and Industrial Strategy.
CCGT	Combined Cycle Gas Turbine.
DCO	Development Consent Order: provides a consent for building and operating an NSIP.
EfW	Energy from Waste: the combustion of waste material to provide electricity and/ or heat.
EIA	Environmental Impact Assessment.
EPUKI	EP UK Investments Ltd.
ES	Environmental Statement.
ExA	Examining Authority: An inspector or panel of inspectors appointed to examine the application.
MW	Megawatt: the measure of power produced.
NELC	North East Lincolnshire Council.
NPS	National Policy Statement.
NSIP	Nationally Significant Infrastructure Project: for which a DCO is required.
PA 2008	Planning Act 2008.
PEIR	Preliminary Environmental Information Report – summarising the likely environmental impacts of the Proposed Development.
PINS	Planning Inspectorate.
Q2	Quarter 2
SHBEC	South Humber Bank Energy Centre.
SHBPS	South Humber Bank Power Station.
SoCC	Statement of Community Consultation: sets out how a developer will consult the local community about a proposed NSIP.
EP Waste Management Ltd	The Applicant.
SoS	Secretary of State.

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1.0 INTRODUCTION

1.1 Overview

- 1.1.1 This 'Book of Reference' document (Document Ref. 3.1) has been prepared on behalf of EP Waste Management Limited ('EPWM' or the 'Applicant'). It forms part of the application (the 'Application') for a Development Consent Order (a 'DCO'), that has been submitted to the Secretary of State (the 'SoS') for Business, Energy and Industrial Strategy, under section 37 of 'The Planning Act 2008' (the 'PA 2008').
- 1.1.2 EPWM is seeking development consent for the construction, operation and maintenance of an energy from waste ('EfW') power station with a gross electrical output of up to 95 megawatts (MW) including an electrical connection, a new site access, and other associated development (together 'the Proposed Development') on land at South Humber Bank Power Station ('SHBPS'), South Marsh Road, near Stallingborough in North East Lincolnshire ('the Site').
- 1.1.3 A DCO is required for the Proposed Development as it falls within the definition and thresholds for a 'Nationally Significant Infrastructure Project' (a 'NSIP') under sections 14 and 15(2) of the PA 2008.
- 1.1.4 The DCO, if made by the SoS, would be known as the 'South Humber Bank Energy Centre Order' ('the Order').
- 1.1.5 Full planning permission ('the Planning Permission') was granted by North East Lincolnshire Council ('NELC') for an EfW power station with a gross electrical output of up to 49.9 MW and associated development ('the Consented Development') on land at SHBPS ('the Consented Development Site') under the Town and Country Planning Act 1990 on 12 April 2019. Since the Planning Permission was granted, the Applicant has assessed potential opportunities to improve the efficiency of the EfW power station, notably in relation to its electrical output. As a consequence, the Proposed Development would have a higher electrical output (up to 95 MW) than the Consented Development, although it would have the same maximum building dimensions and fuel throughput (up to 753,500 tonnes per annum (tpa)).

1.2 The Applicant

- 1.2.1 The Applicant is a subsidiary of EP UK Investments Limited ('EPUKI'). EPUKI owns and operates a number of other power stations in the UK. These include SHBPS and Langage (Devon) Combined Cycle Gas Turbine ('CCGT') power stations, Lynemouth (Northumberland) biomass-fired power station, and power generation assets in Northern Ireland. EPUKI also owns sites with consent for new power stations in Norfolk (King's Lynn 'B' CCGT) and North Yorkshire (Eggborough CCGT).
- 1.2.2 EPUKI is a subsidiary of Energetický A Prumyslový Holding ('EPH'). EPH owns and operates energy generation assets in the Czech Republic, Slovak Republic, Germany, Italy, Hungary, Poland, Ireland, and the United Kingdom.

1.3 The Proposed Development Site

- 1.3.1 The Proposed Development Site (the 'Site' or the 'Order limits') is located within the boundary of the SHBPS site, east of the existing SHBPS, along with part of the carriageway within South Marsh Road. The principal access to the site is off South Marsh Road.
- 1.3.2 The Site is located on the South Humber Bank between the towns of Immingham and Grimsby; both over 3 km from the Site. The surrounding area is characterised by industrial uses dispersed between areas of agricultural land with the nearest main settlements being the villages of Stallingborough, Healing and Great Coates. The Site lies within the parish of Stallingborough although Stallingborough village lies over 2 km away.
- 1.3.3 The Site lies within the administrative area of NELC, a unitary authority. The Site is owned by EP SHB Limited, a subsidiary of EPUKI, and is therefore under the control of the Applicant, with the exception of the highway land on South Marsh Road required for the new Site access.
- 1.3.4 The existing SHBPS was constructed in two phases between 1997 and 1999 and consists of two CCGT units fired by natural gas, with a combined gross electrical capacity of approximately 1,400 MW. It is operated by EP SHB Limited.
- 1.3.5 The Site is around 23 hectares ('ha') in area and is generally flat, and typically stands at around 2.0 m Above Ordnance Datum (mAOD).
- 1.3.6 The land surrounding the Site immediately to the south, west and north-west is in agricultural use with a large polymer manufacturing site, Synthomer, and a waste management facility, NEWLINCS, both located to the north of the Site and also accessed from South Marsh Road. The estuary of the River Humber lies around 175 m to the east of the Site.
- 1.3.7 Access to the South Humber Bank is via the A180 trunk road and the A1173. The Barton railway line runs north-west to south-east between Barton-on-Humber and Cleethorpes circa 2.5 km to the south-west of the Site and a freight railway line runs north-west to south-east circa 300 m (at the closest point) to the Site.
- 1.3.8 A more detailed description of the Site is provided at Chapter 3: Description of the Proposed Development Site in the Environmental Statement ('ES') Volume I (Document Ref. 6.2).

1.4 The Proposed Development

- 1.4.1 The main components of the Proposed Development are summarised below:
- Work No. 1— an electricity generating station located on land at SHBPS, fuelled by refuse derived fuel ('RDF') with a gross electrical output of up to 95 MW at ISO conditions;
 - Work No. 1A— two emissions stacks and associated emissions monitoring systems;
 - Work No. 1B— administration block, including control room, workshops, stores and welfare facilities;

- Work No. 2— comprising electrical, gas, water, telecommunication, steam and other utility connections for the generating station (Work No. 1);
- Work No. 3— landscaping and biodiversity works;
- Work No. 4— a new site access on to South Marsh Road and works to an existing access on to South Marsh Road; and
- Work No. 5— temporary construction and laydown areas.

1.4.2 Various types of ancillary development further required in connection with and subsidiary to the above works are detailed in Schedule 1 of the DCO. A more detailed description of the Proposed Development is provided at Schedule 1 'Authorised Development' of the Draft DCO and Chapter 4: The Proposed Development in the ES Volume I (Document Ref. 6.2) and the areas within which each of the main components of the Proposed Development are to be built is shown by the coloured and hatched areas on the Works Plans (Document Ref. 4.3).

1.5 Relationship with the Consented Development

1.5.1 The Proposed Development comprises the works contained in the Consented Development, along with additional works not forming part of the Consented Development ('the Additional Works'). The Additional Works are set out below along with an explanation of their purpose.

- a larger air-cooled condenser (ACC), with an additional row of fans and heat exchangers – this will allow a higher mass flow of steam to be sent to the steam turbine whilst maintaining the exhaust pressure and thereby increasing the amount of power generated;
- a greater installed cooling capacity for the generator – additional heat exchangers will be installed to the closed-circuit cooling water system to allow the generator to operate at an increased load and generate more power;
- an increased transformer capacity – depending on the adopted grid connection arrangement the capacity will be increased through an additional generator transformer operating in parallel with the Consented Development's proposed generator transformer or a single larger generator transformer. Both arrangements would allow generation up to 95 MW; and
- ancillary works – the above works will require additional ancillary works and operations, such as new cabling or pipes, and commissioning to ensure that the apparatus has been correctly installed and will operate safely and as intended.

1.5.2 The likely construction scenario is for work on the Consented Development (pursuant to the Planning Permission) to commence in Quarter 2 ('Q2') of 2020 and to continue for around three years. Following grant of a DCO for the Proposed Development (approximately halfway through the three-year construction programme), the Applicant would initiate powers to continue development under the Order instead of the Planning Permission. The Order includes appropriate powers and notification requirements for the 'switchover' between consents, to provide clarity for the relevant planning

authority regarding the development authorised and the applicable conditions, requirements, and other obligations. Once the Order has been implemented the additional works would be constructed and the Proposed Development would be built out in full. The Proposed Development would commence operation in 2023.

- 1.5.3 Alternative construction scenarios, involving construction entirely pursuant to the Order, are also possible. Accordingly, three representative scenarios are described within Chapter 5: Construction Programme and Management in the ES Volume I (Document Ref. 6.2) and assessed in the Environmental Impact Assessment ('EIA').

1.6 The Purpose and Structure of this Document

- 1.6.1 The purpose of this 'Book of Reference' is to comply with the provisions of Regulations 5(2)(d) and 7 of the APFP Regulations and provide information on those parties who have interests in the Order limits (as shown on the Works Plans, Document Ref. 4.3) or who may be affected by the Proposed Development.
- 1.6.2 The five Parts of the Book of Reference (as required by Regulation 7) are set out in Tables 2.1 to 2.5 in Section 2.

2.0 BOOK OF REFERENCE - PARTS 1 TO 5

2.1.1 This Book of Reference comprises five Parts (each set out in Tables 2.1 to 2.5 below) in accordance with Regulation 7 of the APFP Regulations, as follows:

- Part 1 contains the names and addresses of those who own, lease, occupy or have another interest in the Order limits or would be affected by the powers contained in the Order (known as Category 1 and 2 persons);
- Part 2 contains the names and addresses of those whose land, while not directly affected by the authorised project, may be entitled to make a claim compensation pursuant to Section 10 of the Land Compensation Act 1965, Part 1 of the Land Compensation Act 1973 or Section 152(3) of the Planning Act 2008, for loss resulting from the implementation of the Order and use of the authorised project (known as Category 3 persons);
- Part 3 contains the names and addresses of those entitled to enjoy easements or other private rights which it is proposed may be extinguished, suspended or interfered with in connection with the authorised project;
- Part 4 identifies plots in which there is a Crown interest that will be affected by the authorised project and the rights contained in the Order. There is no Crown land in this case; and
- Part 5 identifies land which would be subject to special parliamentary procedure, constitute 'special category land' or which are 'replacement land'. None of these categories are relevant in this case.

2.1.2 Each parcel of land that is affected is identified as a 'plot' and a unique number has been assigned to each plot. The plots are listed in each of the Tables that comprise this Book of Reference and are shown on the Land Plan (Document Ref. 4.2).

2.1.3 The Order (Document Ref. 2.1) does not seek any powers of compulsory acquisition of land nor to occupy land temporarily – see the Explanatory Memorandum (Document Ref. 2.2) for more information on the delivery of the Proposed Development.

Table 2.1: Part 1 - Categories 1 & 2: Qualifying Persons under Regulation 7(1)(a)

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
1	147,110 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising power station, associated buildings, hardstanding, roads and associated apparatus	EP SHB Limited (Company number 2571241) Berger House 36-38 Berkeley Square London W1J 5AE	National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH (as lessee of above ground installation) National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH (as lessee of sub-station) Northern Powergrid (Yorkshire) Plc Company number 4112320 Lloyds Court 78 Grey Street	EP SHB Limited (Company number 2571241) Berger House 36-38 Berkeley Square London W1J 5AE National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH Northern Powergrid	Lloyds Bank PLC (Company number 00002065) 25 Gresham Street London EC2V 7HN (as mortgagee to EP SHB Limited) National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH (as to rights, see Part 3) National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
			Newcastle Upon Tyne NE1 6AF (as lessee of sub-station)	(Yorkshire) Plc Company number 4112320 Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF	(as to rights, see Part 3) Northern Powergrid (Yorkshire) Plc Company number 4112320 Lloyds Court 78 Grey Street Newcastle Upon Tyne NE1 6AF (as to rights, see Part 3) Innogy Renewables UK Holdings Limited Company number 6451278 Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB (as to rights, see Part 3)
2	78,613 square metres of land on the south	EP SHB Limited (Company number	-	EP SHB Limited (Company number	Lloyds Bank PLC (Company number

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
	side of South Marsh Road Stallingborough North East Lincolnshire and comprising grassland, road and underground pipelines associated with the adjacent power station	2571241) Berger House 36-38 Berkeley Square London W1J 5AE		2571241) Berger House 36-38 Berkeley Square London W1J 5AE	00002065) 25 Gresham Street London EC2V 7HN (as mortgagee) National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH (as to rights, see Part 3) National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH (as to rights, see Part 3) Innogy Renewables UK Holdings Limited

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
					Company number 6451278 Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB (as to rights, see Part 3)
3	529 square metres of land at South Marsh Road Stallingborough North East Lincolnshire comprising highway, verge and ditch	Unknown North East Lincolnshire Council Municipal Offices, Town Hall Square, Grimsby DN31 1HU (as local highway authority) EP SHB Limited (Company number 2571241) Berger House 36-38 Berkeley Square London W1J 5AE	-	North East Lincolnshire Council Municipal Offices, Town Hall Square, Grimsby DN31 1HU (as local highway authority)	-

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
		(assumed subsoil owner as to part width of highway) Temple Fields 515 Limited (Company number 692510) Yule Catto Building Temple Fields Harlow Essex CM20 2BH (assumed subsoil owner as to part width of highway) Synthomer PLC (Company number 98381) Temple Fields Harlow Essex CM20 2BH (assumed subsoil owner as to part width of highway) Synthomer (UK)			

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 1 owners			Category 2 owners
		Freehold or Reputed Freehold Owners	Lessees or Tenants or Reputed Lessees or Tenants	Occupiers or Reputed Occupiers	
		Limited (Company number 872262) Registered office: Temple Fields Central Road Harlow Essex CM20 2BH (assumed subsoil owner as to part width of highway)			

Table 2.2: Part 2 – Category 3: Qualifying Persons With Potential Claim under Regulation 7(1)(b)

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category 3		
		Claimant under section 10 of the Compulsory Purchase Act 1965	Claimant under Part 1 of the Land Compensation Act 1973	Claimant under section 152(3) of the Planning Act 2008 (if applicable)
1	147,110 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising power station, associated buildings, hardstanding, roads and associated apparatus	-	-	-
2	78,613 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising grassland, road and underground pipelines associated with the adjacent power station	-	-	-
3	529 square metres of land at South Marsh Road Stallingborough North East Lincolnshire comprising highway, verge and ditch	-	-	-

Table 2.3: Part 3 – Those with Easements, Rights etc under Regulation 7(1)(c)

Plot	Extent, Description and Situation of Land or Right to be Acquired	Persons enjoying easement or right over land	Description of interest
1	147,110 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising power station, associated buildings, hardstanding, roads and associated apparatus	<p>Innogy Renewables UK Holdings Limited Company number 6451278 Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB</p> <p>National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH</p> <p>National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH</p> <p>Northern Powergrid (Yorkshire) Plc Company number 4112320 Lloyds Court</p>	<p>Rights to connect into and use the drainage system and rights for the passage of water/ soil through sewers, ditches and drains.</p> <p>Rights of access over access roads, rights to connect and use service media, rights to enter adjoining land for the purposes of repair and maintenance of apparatus and equipment, rights to construct, maintain and use a gas pipeline, and rights of support.</p> <p>Rights of access over access roads, rights to connect and use service media, rights to enter adjoining land for the purposes of repair and maintenance of apparatus and equipment, rights to construct and maintain electric lines, rights of signage, rights of air and light and rights of support.</p> <p>Rights of access, and to lay, maintain and renew cables and rights of support.</p>

Plot	Extent, Description and Situation of Land or Right to be Acquired	Persons enjoying easement or right over land	Description of interest
		78 Grey Street Newcastle Upon Tyne NE1 6AF	
2	78,613 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising grassland, road and underground pipelines associated with the adjacent power station	<p>Innogy Renewables UK Holdings Limited Company number 6451278 Windmill Hill Business Park Whitehill Way Swindon Wiltshire SN5 6PB</p> <p>National Grid Gas PLC Company number 2006000 1-3 Strand London WC2N 5EH</p> <p>National Grid Electricity Transmission Plc Company number 2366977 1-3 Strand London WC2N 5EH</p>	<p>Rights to connect into and use the drainage system and rights for the passage of water/soil through sewers, ditches and drains</p> <p>Rights of access over access roads, rights to connect and use service media, rights to enter adjoining land for the purposes of repair and maintenance of apparatus and equipment, rights to construct, maintain and use a gas pipeline, and rights of support.</p> <p>Rights of access over access roads, rights to connect and use service media, rights to enter adjoining land for the purposes of repair and maintenance of apparatus and equipment, rights to construct and maintain electric lines, rights of signage, rights of air and light and rights of support.</p>

Plot	Extent, Description and Situation of Land or Right to be Acquired	Persons enjoying easement or right over land	Description of interest
3	529 square metres of land at South Marsh Road Stallingborough North East Lincolnshire comprising highway, verge and ditch	-	-

Table 2.4: Part 4 – Crown interests under Regulation 7(1)(d)

Plot	Extent, Description and Situation of Land or Right to be Acquired	Freehold Owners or Reputed Freehold Owners	Other owners
1	147,110 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising power station, associated buildings, hardstanding, roads and associated apparatus	-	-
2	78,613 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising grassland, road and underground pipelines associated with the adjacent power station	-	-
3	529 square metres of land at South Marsh Road Stallingborough North East Lincolnshire comprising highway, verge and ditch	-	-

Table 2.5: Part 5 – Land subject to Special Parliamentary Procedure, Special Category Land and Replacement Land under Regulation 7(1)(e)

Plot	Extent, Description and Situation of Land or Right to be Acquired	Category of land	Name and address of those who owns, manages, maintains or has the benefit of the interest
1	147,110 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising power station, associated buildings, hardstanding, roads and associated apparatus	-	-
2	78,613 square metres of land on the south side of South Marsh Road Stallingborough North East Lincolnshire and comprising grassland, road and underground pipelines associated with the adjacent power station	-	-
3	529 square metres of land at South Marsh Road Stallingborough North East Lincolnshire comprising highway, verge and ditch	-	-