

Jon Brier

From: Claire Tomalin - Principal Planning Officer <Claire.Tomalin@essex.gov.uk>
Sent: 18 November 2021 17:32
To: Christopher Lecointe
Cc: Jon Brier; Tom Dearing
Subject: RE: IWMF - Condition 66 - further information

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Chris

Thank you for the further information.

I had envisaged that the application to discharge condition 66 would be considered at the November Development and Regulation Committee. However, determination has been delayed to ensure all issues have been properly considered.

Regards

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ECC Planning Service is working remotely, away from the office. This means staff are working flexibly throughout the day around caring responsibilities.

From: Christopher Lecointe <LecointeC@rpsgroup.com>
Sent: 17 November 2021 10:37
To: Claire Tomalin - Principal Planning Officer <Claire.Tomalin@essex.gov.uk>
Cc: Jon Brier <Jon.Brier@rpsgroup.com>; Tom Dearing <tom.dearing@rpsgroup.com>
Subject: IWMF - Condition 66 - further information

CAUTION: This is an external email.

Claire,

In response to your email below I am pleased to be able to provide the following further information to allow you to determine our application to discharge Condition 66. The original submission as made does not change in principle, but we hope you will find the following additional points helpful:

Timescales

As explained in our initial application letter it seems to us that as development has now been begun, albeit later than originally anticipated by the original applicant, condition 66 might be regarded as largely if not wholly redundant. Nevertheless, the delay to the progression of the development happened before Indaver took a formal interest in the site, but it is believed that delays to date can best be summarised as having arisen from commercial considerations i.e. the market not being in place to realise the development, as well as the relatively recent legal

challenge to the sites Environmental Permit. Now that Indaver has a controlling interest in the site, timescales have become a lot more certain, particularly around the delivery of the CHP element, the access, enabling works and around the delivery of the Woodhouse Farm complex. Whilst timing will continue to be in part driven by market and other considerations, our best estimate regarding the bringing into beneficial use the IWMF is late 2025/early 2026. A high level programme prepared by Indaver showing the key project components, and the assumed timing of their delivery, is attached for your information. You will note that in terms of the construction of the IWMF building, from piling to take over, that is currently estimated to last about three and a half years (August 2022 to Jan 2026).

Plan of Action supplementary information

At the most recent liaison committee meeting Indaver set out in more detail some information of other developments they were contemplating which may replace the paper pulp processing plant, the water treatment facility, the AD plant and the MBT plant. We also showed an indicative layout of this option. I should stress though that as set out in our Plan of Action, it is Indaver's priority to develop the plant as authorised by the current planning permission. However, the following points below should hopefully address any outstanding query.

1. Any change to the authorised scheme, if it involves development and cannot be dealt with via the discharge of existing planning conditions, will be the subject of one or more further applications. Depending on the consenting regime (TCPA 1990 or Planning Act 2008, DCO regime), ECC will either be the determining authority or be consultee in the decision making process (if it is a DCO);
2. The district heating scheme we spoke of is currently an aspiration by Indaver and they wish to engage with you and your authority to explore the possibilities of devising and delivering such a scheme locally;
3. The plans for the IWMF building that are currently being explored, in addition to the EfW component, are an IBA treatment facility (the scale is presently assumed to be about 120,000tpa); a waste pre-processing facility for selected waste streams, most notably bulky items; a heat off-take area designed to serve a presently undefined heat/steam user; and, potentially, an area to be set aside to enable the EfW to be carbon capture ready;
4. We do not intend to alter the tonnages the plant is authorised to treat. The increase in power output i.e. greater than 50MWe, would be achieved through better, more efficient plant, not more fuel.
5. A DCO is required where the capacity of the generating station is above 50MWe. The onward use of that power i.e. whether it is used on site or exported to the grid, does not affect the need for the DCO consent. If the proposed capacity increase were sought and obtained, the total permitted power output would be above 50MWe. However, in practice the power generated and exported may vary depending upon the balance of heat and electricity produced;
6. Existing rates of recycling will not be materially affected by this development option - Household waste arriving on the site will already have been subjected to some form of pre-treatment. Waste separation at source is now the norm so that only residual waste streams should arrive at the IWMF site. There may be occasions where wastes arriving on site might be subjected to further pre-treatment e.g. bulky waste items, in which case these will be sent for pre-processing site within the IWMF to extract recyclates.

I hope this provides the information you were seeking, but please not hesitate to contact me should require further information or clarification.

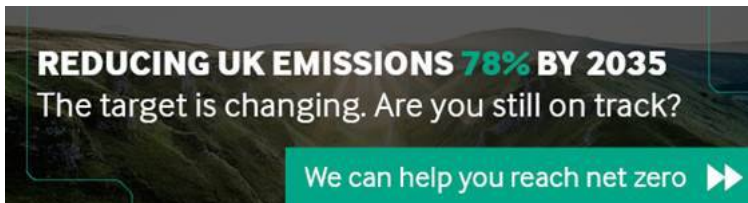
Kind Regards,

Christopher Lecointe

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