

Dear Sir/Madam

**Meaford Energy Limited
Proposed Combined Cycle Gas Turbine (CCGT) power station at Meaford Business Park, Staffordshire
Statutory consultation under Section 42 of the Planning Act 2008**

Pursuant to section 42 of the Planning act 2008, Meaford Energy Limited ("MEL") must consult with a variety of persons about its proposals to construct, operate and maintain Meaford Energy Centre, which is a gas fired power station complex consisting of a electricity generation plant and ancillary equipment, an integral gas connection and an integral electricity connection to be located at Meaford Business Park ("MBP"), Staffordshire (the "Project").

You are a consultee for the purposes of s42 of the Planning Act 2008. Due to the nature and scale of the Project, MEL is undertaking an Environmental Impact Assessment ("EIA") as the Project is classified as EIA development under the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009. The proposed application for development consent for the Project will be accompanied by an Environmental Statement ("ES"). The ES will provide a detailed description of the Project and its likely significant environmental effects. For the purposes of this consultation you will find enclosed a hard copy of the Non-Technical Summary ("NTS") of the Preliminary Environmental Information Report (this "PEIR" is a preliminary assessment of the Project's likely significant environmental effects). The NTS and PEIR are further described in part 2.3 of this letter. If you would prefer to refer to the full PEIR at any stage during the consultation, a CD is enclosed with this letter containing an electronic copy of the full PEIR and a copy can also be accessed from the library section of our dedicated project website www.meaford-energy.com. Paper copies will be available at the venues detailed in part 5 of this letter between 6 June 2014 and 7 July 2014 inclusive. A hard copy of the full PEIR can also be provided for a reasonable charge, on request.

Below you will find an overview of the proposed Project, the applicant (MEL), the need for gas fired power generation, the planning regime under the Planning Act 2008 and how you can respond to this consultation. For more detail about the proposed Project and its potential likely significant environmental effects please refer to the NTS enclosed with this letter.

MEL welcomes your comments on the proposed Project, as set out in this letter and in the NTS. Part 5 of this letter contains details on how to comment. **This consultation will close at 5pm on 7 July 2014 and we therefore invite responses on or before this date.** Following this consultation period and receipt of consultee responses, MEL will have regard to the responses received in preparing the final design of the proposed Project, in the assessment and mitigation of its environmental impacts and in relation to the application for development consent that is submitted for the Project in due course.

1. Introduction

MEL proposes to develop a combined cycle gas turbine (CCGT) power station (including integral electrical and gas connections) predominantly located on the Meaford Business Park (MBP) in Staffordshire, to be known as the Meaford Energy Centre ("MEC" or "Project"). Figure 1 of the NTS contains a plan showing the location of the MEC. The MEC would be capable of full time running at full capacity. It would also being able to be operated flexibly and in response to changes in supply and demand and variable output from some forms of

renewable generation.

Subject to public consultation, planning and financing, MEC could commence construction in 2016 and could commence commercial operation in 2019.

1.1. The Applicant

Meaford Energy Limited (MEL) is a joint venture between St. Modwen and Glenfinnan Properties established with the intention of promoting the MEC. Both companies have extensive experience in the development and economic regeneration of sites throughout the UK, including experience in the energy sector.

1.2. Development Consent Order

The Project requires a Development Consent Order (DCO) under the Planning Act 2008. This is because the electrical generating capacity of the power station will be more than 50 MW and therefore falls within the definition of a Nationally Significant Infrastructure Project (NSIP) under Section 15(2)(c) Planning Act 2008. Development consent for the MEC, which includes integral gas and electrical connections, would be granted by a DCO made by the Secretary of State for Energy and Climate Change. The DCO would permit the construction, operation and maintenance of the MEC. The DCO application will be submitted to and examined by the Planning Inspectorate (PINS) on behalf of the Secretary of State rather than the Local Planning Authority. After examination PINS will report its recommendation on the application to the Secretary of State for Energy and Climate Change, who will make the final decision on whether or not to make a DCO for the MEC.

2.1. The proposed MEC (the 'Project')

The proposed Project, for which a DCO is sought, comprises the following:

- a. **The Power station complex;** a combined cycle gas turbine power station complex, with a total capacity not exceeding 299MWe, comprising:
 - i. up to three gas turbines and one steam turbine, each connected to its own generator; .
 - ii. up to two exhaust gas flue stacks, each up to 50m in height;
 - iii. An administration building and office, workshop, store, control room, up to two Heat Recovery Steam Generators ("HRSG"), air cooled or hybrid cooling equipment, heat interface building for the future provision of CHP, gas turbine building and steam turbine building;
 - iv. A fire water tank and demineralised water storage tank;
 - v. Security infrastructure including perimeter fencing, gatehouse and CCTV equipment;
 - vi. Internal roadways, car parking, pedestrian network, cycle parking and hardstanding for planned maintenance;
 - vii. Site vehicular access utilising MBP's existing access onto the Meaford Road with the potential of an additional emergency access onto Meaford Road;
 - viii. An onsite switchyard containing up to four transformers and other plant required to manage the distribution of electricity.

- b. An integral underground 132kV connection for the import of electricity from

and export of electricity to the existing Barlaston substation which is owned and operated by Western Power Distribution and is located within the MBP. The electricity generated would be exported via underground cables running west through the MBP to the Barlaston sub-station.

- c. An integral part underground and part overground gas connection comprising:
- i. a pipeline connection up to 900m in length in order to import natural gas from the Local Gas Distribution Network (“LTS”), located 200m to the east of MBP, to the power station complex. The route would cross the Trent and Mersey Canal.
 - ii. An above ground installation (“AGI”) and compound at the LTS connection point comprising:
 1. Full Bore manually operated valve with pressure equalizing bypass line;
 2. An additional full bore isolation valve and intermediate vent valve;
 3. A gas meter to measure the gas flow rate;
 4. Galvanic isolation between the NTS and the new gas connection;
 5. A section of isolated pipe suitable for the insertion of a PIG inspection device;
 6. Security fencing (with an expected maximum height of 2.5 metres) with gated access;
 7. Civil works including drainage.
 - iii. A natural gas receiving station and compound within the power station complex consisting of:
 1. Full bore 450 NB manually and remotely actuated isolation valves;
 2. Bypass valves and isolation valves to enable the main isolation valves to be inspected without disturbing the gas flow;
 3. A filter to remove gas contaminants;
 4. Liquid removing centrifuge;
 5. Gas Compression, 2 x 100% compressors (max rating circa 3000 kWe)*;
 6. A gas meter ;
 7. Non-return and relief valves ;
 8. Instrument Kiosks;
 9. A section of isolated pipe suitable for receiving a PIG inspection device;
 10. Lighting;
 11. Security fencing to control access within the power station site.
- d. Temporary construction compound(s) for the power station complex, integral electrical connection and integral gas connection.
- e. If required, tree and hedge removal along the gas connection route.
- f. If required, replacement and compensatory planting, landscaping and if required, ecological mitigation.
- g. If required, the temporary stopping up of public footpath(s) during the construction works
- h. If required, temporary and permanent changes to the highway network for the Project.
- i. If required, the overriding of easements and other rights over or affecting land

- for the Project.
- j. If required, the compulsory acquisition of land and/or rights for the Project
 - k. The application and/or disapplication of legislation relevant to the Project as may be required.
 - l. Construction, operation and maintenance of associated development which may be required for the Project.
 - m. Such ancillary, incidental and consequential works, provisions, permits, consents, waivers or releases as are necessary and/or convenient for the successful construction, operation and maintenance of the Project.

The design and layout of the Project is an evolving process and will be subject to iterative changes during the Environmental Impact Assessment process. For the purposes of the PEIR a preferred design and layout has been produced to provide flexibility and allow worst case potential impacts to be assessed (Figure 2 and 3 in the NTS). The preferred layout has taken account of a number of factors including functionality, buildability, initial environmental assessments and the need to minimise environmental impacts.

Location of access roads for the Project within the MBP are still being finalised and will be subject to technical and environmental assessment. At this stage, it is assumed that the existing access to the MBP, at the north west of the site will be suitable for access during construction and operation of the MEC albeit temporary access may be required on an existing access track to the north of MBP, as shown on the enclosed redline plan, for the construction of the AGI.

2.2. The need for the Project

Government policy in relation to NSIPs, such as the MEC, is set out in National Policy Statements (NPSs). The Secretary of State will need to make a decision on the proposed application for the MEC (when it is submitted) in accordance with the NPSs - unless limited exceptions apply. The proposed Project has been developed with regard to the relevant energy NPSs:

- (NPS EN-1 – Overarching NPS for Energy), designated in 2011 sets out the need for new electricity generating stations. EN-1 states, at paragraph 3.3.1 ‘Electricity meets a significant proportion of our overall energy needs and our reliance on it is likely to increase as we move towards our 2050 goals’, and at paragraph 3.3.2 states that ‘The Government needs to ensure sufficient electricity generating capacity is available to meet maximum peak demand, with a safety margin or spare capacity to accommodate unexpectedly high demand and to mitigate risks such as unexpected plant closures and extreme weather events’.

EN-1 also indicates, at paragraph 3.3.7, that ‘at least 22 GW of existing electricity generating capacity will need to be replaced in the coming years, particularly to 2020. This is as a result of tightening environmental regulation and ageing power stations.’ In addition, at paragraph 3.3.9, that ‘any reduction in generation capacity from current levels will need to be replaced in order to ensure security of supply is maintained’. EN-1 also states at paragraph 3.3.15 the urgency of the need for new electricity capacity.

Paragraph 3.6.2 states that ‘gas will continue to play an important role in the

electricity sector... providing vital flexibility to support and increasing the amount of low-carbon generation and to maintain security of supply’.

- (NPS EN-2 – Fossil Fuel Electricity Generating Infrastructure), sets out the policy for fossil fuel electricity generating infrastructure, including the requirements for the integral gas connection which forms part of the MEC.
- (NPS EN-4 - Gas Supply Infrastructure and Gas and Oil Pipelines), sets out the policy for oil and gas pipelines and identifies factors that should influence site selection by project promoters.
- (NPS EN-5 – Electricity Networks Infrastructure), sets out the policy for electricity network infrastructure, including the requirements for the integral electrical connection which forms part of the MEC.

Various national and local policy documents may also be "relevant and important" considerations for the Secretary of State to have regard to in making a decision on the proposed application for the MEC, once it is submitted.

The need for the Project is established through the NPSs referenced above, and is therefore not a topic for consultation.

2.3. Environmental effects

As noted above, due to the nature and size of the Project, the DCO will be accompanied by an Environmental Statement (“ES”) which will report the findings of the Environmental Impact Assessment ("EIA") as the Project is classified as EIA development under the relevant regulations. The ES will report the likely significant environmental effects of the MEC including such effects on air quality, noise, ecology, water resources, ground conditions, landscape and visual, health, traffic, transport and access, cultural heritage and archaeology, socio-economics and cumulative impact. Our preliminary findings as to these effects can be found in the enclosed PEIR NTS referred to below.

In accordance with Regulation 10 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009, MEL has prepared a PEIR. The PEIR comprises the latest preliminary assessment available from the EIA process as to the likely significant effects of the Project. This is being published in order to inform consultation in respect of the construction, operation and maintenance of the Project. It does not provide the complete assessment which will be reported in the ES and submitted as part of the submission of the DCO application for the Project. As part of our statutory consultation under Section 42 of the Planning Act 2008, we enclose the NTS to the full PEIR, which presents a summary of the information contained in the PEIR and further information about the Project and the preliminary assessment of its likely significant environmental effects.

3. Options for the Proposed Project

At this stage the final MEC design has yet to be finalised. MEL has put forward an indicative layout, including elevations and computer generated images. MEL will have regard to all consultation feedback sent to it by 5pm on 7 July 2014, as well as environmental and technical studies, in determining the final design to be incorporated in the application for a

DCO for the Project.

3.1. Power station complex

At the non-statutory consultation undertaken in 2013 MEL presented three options of where the power station complex could be located on the site. The feedback preferred the southern site over the other two sites, the central site and the northern site. As a result of this and further assessment MEL has progressed the southern site. The site for the power station complex is located within the MBP and covers an area of up to 4Ha. Figure 2 in the NTS shows an indicative location and layout within the site for the Power station complex. The precise position and layout will be finalised after this statutory consultation has closed, having regard to the responses received and the further environmental and technical studies being undertaken. We would welcome your comments on the indicative location and layout of the Power station complex.

3.2 Integral Gas Connection

The preferred connection point of the gas connection to the LTS, the location of the Above Ground Installation (AGI) and route of the pipeline from the connection point to the Power Generation Plant is shown in the enclosed Information Leaflet. The plan of the AGI and a cross section of the above ground section of the gas pipeline, over the existing railway and canal bridges, are shown on the enclosed plans. We would welcome any comments that you may have in the choice of location or routing of these elements of the Gas Connection.

3.3 Electrical Connection

The preferred connection point for the electrical connection is via underground cabling between a switchyard adjacent to the Power station complex and the existing Barlaston substation in the south west of the MBP. We would welcome your comments on this proposal.

4. Compulsory Acquisition

The Project may require the compulsory acquisition of land and rights over land, including rights to use land together with temporary possession of land during the construction, commissioning and operational periods. Full details of any required compulsory acquisition will be detailed within the draft DCO that is submitted with the application for development consent for the Project in due course.

5. Consultation

Consultation with local people, businesses and organisations is a central tenet of the DCO process and will help to influence the final design and layout of the MEC.

Between 24 September and 1 November 2013 MEL undertook non-statutory consultation on the initial MEC proposals in order to raise awareness of the Project. That consultation was undertaken in accordance with a Consultation Plan that was agreed with Stafford Borough Council and Staffordshire County Council. In order to make the public aware of the MEC proposals, MEL leaflet dropped all of the homes in a zone agreed with Staffordshire County Council and Stafford Borough Council around the site, launched a project specific website,

undertook advertising and issued press releases which resulted in coverage within the local papers and on local radio. We also undertook three days of public exhibitions in Meaford, Stone and Barlaston to enable people to visit and discuss the Project with members of the project team. The results of this consultation have been recorded in a Non-Statutory Consultation Feedback Report which can be found in the library section of our website, www.meaford-energy.com.

We have also held meetings with PINS, Staffordshire County Council, Stafford Borough Council, and Parish, Borough and County Councillors as well as local resident groups. We issued a request for a Scoping Opinion under Regulation 8 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2009 from PINS on 25 February 2014, accompanied by a Scoping Report. PINS issued a Scoping Opinion on 7 April 2014. Copies of both of these reports can be found on our website.

The technical chapters of the PEIR detail the consultation relevant to each environmental topic and where the feedback received to date has influenced the scope of the individual assessments. Chapter 7 (Specialist Topics) of the PEIR details the further consultation that will be undertaken as part of the ongoing assessment process.

Since the initial stages of consultation detailed above, the Project design has evolved in response to comments received during the non-statutory consultation stage, the Scoping Opinion received from PINS and responses from statutory consultees.

The information within the NTS describes the proposed Project, as well as the preliminary assessment of its likely significant environmental effects. We wish to seek your views about the proposed Project, including the findings of the preliminary environmental studies summarised in the NTS and the Project options summarised above.

This consultation will close at 5pm on the 7 July 2014 and we therefore invite responses on or before this date. Please include your name and address on all correspondence. Responses may be made public, subject to data protection laws. Representations can be made via:

- A freepost address for written responses: Meaford Energy Limited, Local Dialogue, FREEPOST NAT3717, London, SE1 2BR
- A Freephone project information line staffed between 9am and 5pm: 0800 319 6185
- A project email address: info@Meaford-Energy.com
- Feedback forms available at public events
- An online comment form hosted at www.Meaford-Energy.com

To request additional copies of the enclosed documents, please write to the address above. A reasonable copying charge may apply up to a maximum of £250 for the full suite of documents and £10 for an electronic copy on CD. Copies of individual documents are also available on request. The PEIR and NTS will be available to view online free of charge at www.Meaford-Energy.com and (also free of charge) at the following venues from 6 June to 7 July 2014:

Staffordshire County Council, St Chads Place, Stafford, ST16 2LR – Monday to Friday: 9am to 5pm

Stafford Borough Council's Offices, Civic Centre, Riverside, Stafford, ST16 3AQ – Monday to Thursday: 8:30am to 5pm, Friday: 8:30 to 4.30pm

Stone Library, High Street, Stone, Staffordshire, ST15 8AT – Monday: 9am to 5pm, Tuesday: 9am to 6pm, Wednesday: 9am to 1pm, Thursday: 9am to 5pm, Friday: 9am to 6pm, Saturday: 9am to 4pm

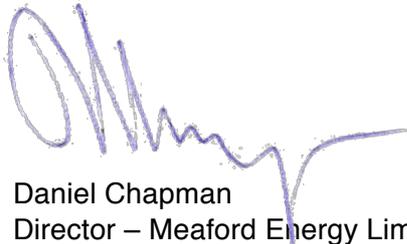
The same documents will also be available for viewing at public exhibitions which will be held by MEL at the following locations and times:

Function Room, Lakeside Tavern, Meaford Road, Meaford, Staffordshire, ST15 8UX:
Wednesday 11 June from 3pm to 8pm

Barlaston Village Hall, 1 Longton Road, Barlaston, Stoke-on-Trent, ST12 9AA: Thursday 12 June from 3pm to 8pm

Please do not hesitate to contact me using the above details should you require any further information, or if you would like to meet with a relevant member of the team.

Yours Faithfully



Daniel Chapman
Director – Meaford Energy Limited

Enclosures

- Proposed redline boundary plan
- Preferred layout plan
- PEIR NTS
- CD containing the full PEIR and PEIR NTS
- Information Leaflet
- Plan of AGI
- Cross Section of above ground gas pipeline