

# OIKOS MARINE & SOUTH SIDE DEVELOPMENT



## Welcome

Thank you for visiting our digital exhibition room for the proposed Oikos Marine & South Side Development (OMSSD) project.

Whilst in normal circumstances we would always want to run our consultation events on a face to face basis, the current circumstances that we all find ourselves living and working in unfortunately means that this will not be possible.

However, our team have worked hard to develop this digital exhibition room to replicate the feel and information that we would have otherwise offered in person had circumstances allowed. We really hope that you enjoy using it and find the information and resources provided in our 'room' informative and helpful.

## Need Help?



If you require help or further assistance, visit the Contact Us tablet within the exhibition room or select the Contact Us option on the side menu.

## Tell us your views

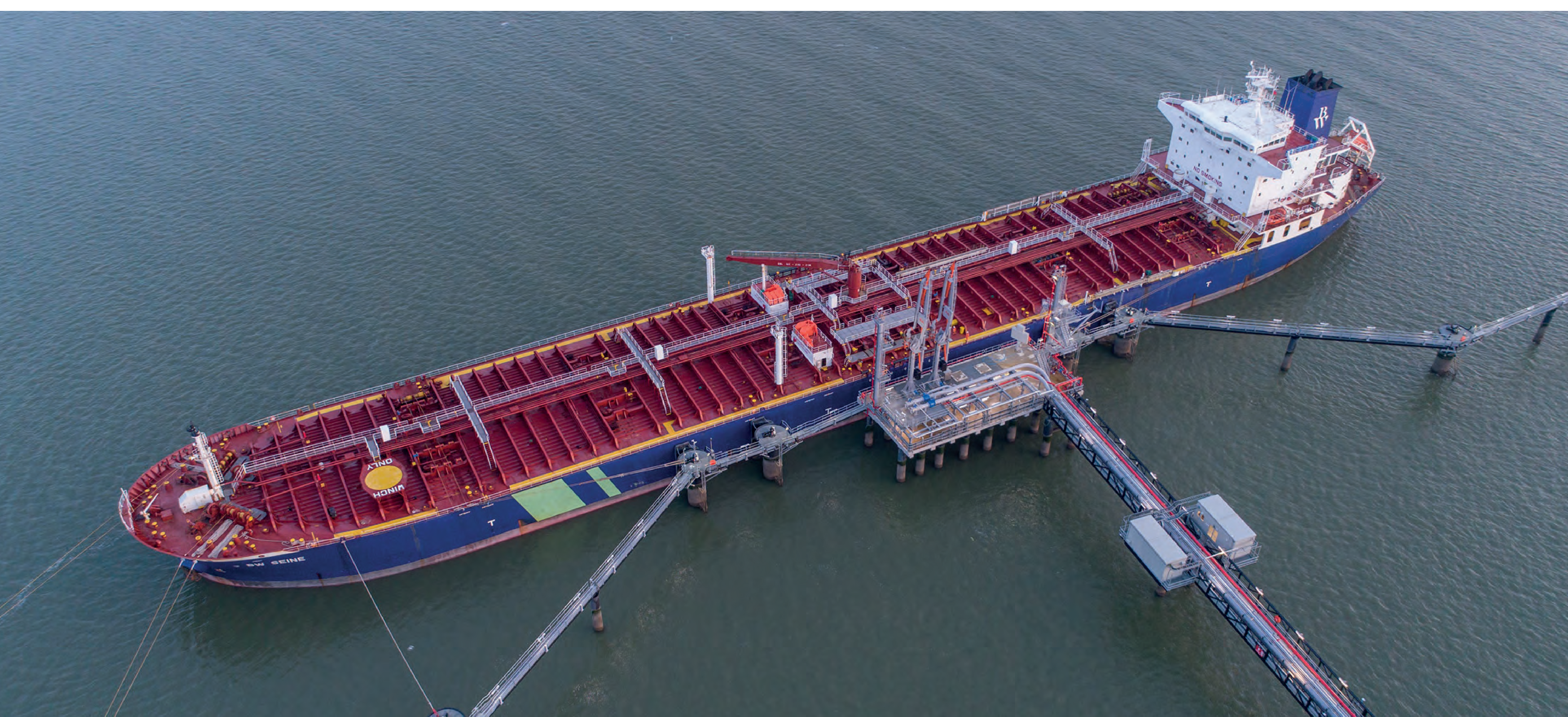
You can leave feedback at any stage by clicking on the Feedback option on the side menu or through the Feedback Questionnaire tablet within the exhibition room.

## What is the Purpose of this Consultation?

This consultation represents an important moment in the timeline of our project. Known as the 'Statutory Consultation Period' this is our chance to share with you the detail of our proposed development and how we plan to construct and operate the OMSSD.

The consultation also sets out our preliminary findings on how we will manage our impact on local communities and the natural environment both when we build the OMSSD and when it is in use.

The Statutory Consultation Period is therefore important for you as it is your chance to review our proposals and tell us about any issues that you feel are missing or require additional information.





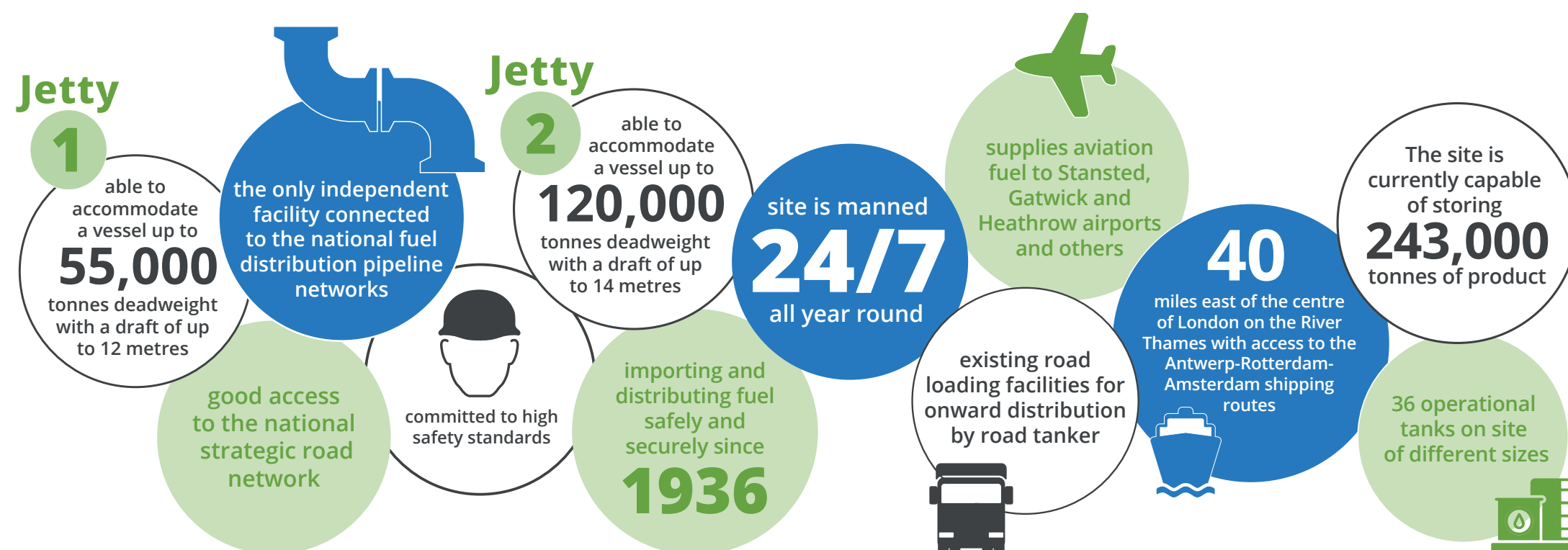
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## What is the Oikos Facility?

The Oikos Facility on Canvey Island is an existing nationally significant fuel and liquid bulk harbour facility, which has been operating on the site in one form or another for over 80 years.

The Facility, imports, stores and distributes various fuel and bulk liquid products across the country. This includes providing road fuels to filling stations and aviation fuel to major airports such as Heathrow, Gatwick and Stansted.

The fuel and liquid bulk products arrive at the Facility by vessel, products are then pumped ashore to the storage tanks on site and stored until required. Onward distribution of these products from the site takes place via underground fuel pipelines or road tankers.



## Why is the OMSSD being proposed?

As a nation, we are increasingly reliant on fuel which is brought into the UK by sea-going tankers to import terminals like the Oikos Facility. The Oikos Facility, therefore, plays an important part in maintaining a reliable, resilient, competitive, efficient and safe UK fuel supply system.

The OMSSD project is being promoted to make best use of the existing critical piece of national infrastructure that is the Oikos Facility.

The OMSSD project will provide additional infrastructure, helping to ensure that essential liquid fuel supplies continue to reach the UK's airports, fuel filling stations and industries that rely on them.

The OMSSD project is part of Oikos' plan to future proof the facility so that it can adapt to the changes in these markets and facilitate the storage and distribution of alternative liquid fuels when they become more widely available and used.



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## The OMSSD project

The OMSSD project consists of the installation of new import and export infrastructure, including marine loading arms and pipelines on the two existing operational jetties at the Facility and the construction of new storage tanks across the southern part of the Facility. Other associated works such as new operational infrastructure, a new workshop, additional road tanker loading facilities, an office extension, landscaping proposals, off-site ecological mitigation and improvements and additional on-site parking also form part of the OMSSD.

Please refer to the Masterplan, which is displayed within the exhibition room or Chapter 3 of the Preliminary Environmental Information Report (PEIR) document for full details of the project.

## Why develop the OMSSD project on this site?



Located within the South East, which is where the majority of the demand for fuel products is based.



Utilises land which previously contained storage tanks rather than developing a greenfield site.



Oikos is the only independent storage facility that benefits from connections to two national pipeline distribution networks.



Set within the industrial landscape of the River Thames.



Access to the deepwater channel of the River Thames which in turn is close to key shipping routes.



Good connections to the strategic road network along the A130, A13 and onto the M25.

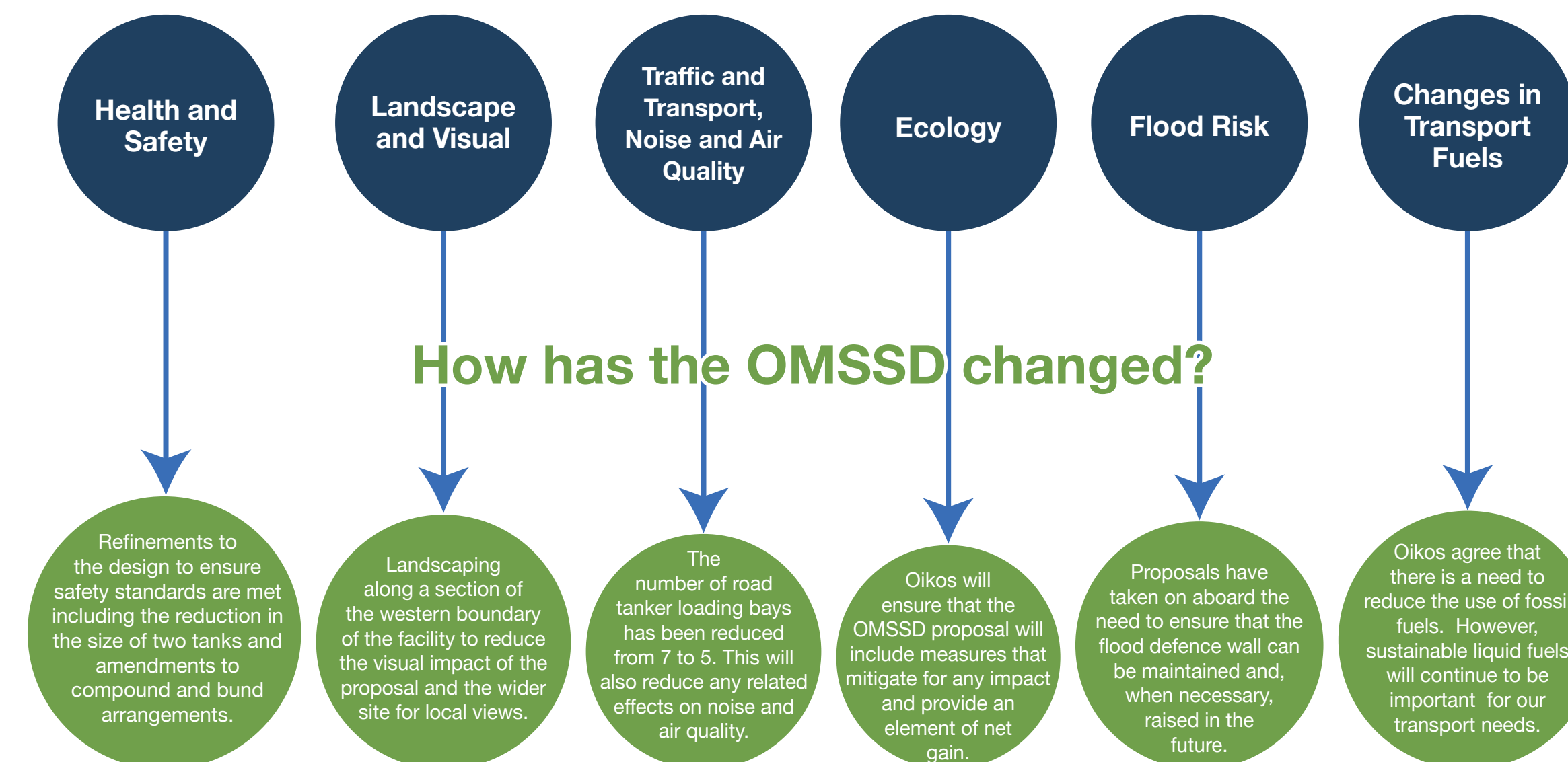


Located within an existing storage terminal and surrounded by existing similar tanks.

## What has changed since November 2019?

In November 2019 we announced the OMSSD project to the public. This began the process of obtaining feedback from the local community, businesses and other key stakeholders to inform the development and design of the project. In particular, it helped us to identify issues of significant interest to the community and local stakeholders which we have taken account of in the ongoing design process.

## Your key issues





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## OMSSD Project: Construction Phase

If consent is granted for the OMSSD project we would hope to begin construction in early 2023. It is anticipated that the construction phase could be undertaken in 24 months. Construction will involve a number of different activities, which will generate temporary impacts. These activities will include:



- demolition and removal of the remaining redundant tanks and infrastructure;
- remediation and site levelling works;
- the installation of additional marine infrastructure on existing jetties 1 and 2;
- a capital dredge of a deeper berth pocket alongside the existing deep water jetty of the facility (Jetty 2);
- the installation of new storage tanks and associated infrastructure on the landside part of the Oikos Facility;
- improvements and alterations to the main entrance area of the site;
- the installation of additional road tanker loading facilities;
- the installation of pipeline connections to enable the additional products to be exported from the Oikos Facility via the national fuel distribution pipelines to which the facility is already connected;
- the erection of a new workshop building and an extension to the existing office building;
- the construction of additional parking areas;
- on-site landscaping; and
- off-site ecological mitigation, enhancements and improvements.

Through the design of the OMSSD and the choice of construction techniques, impacts of the project will be reduced. In addition to these inbuilt measures, there are other ways in which the impacts will be managed.

**Construction Traffic** – To ensure that the impact of construction traffic on local residents is minimised, all HGV's will be routed via Roscommon Way and the A130 in order to avoid the residential built up areas on Canvey Island.

**Flood Risk** – The OMSSD project has been designed so that there are no works that will directly impact on the integrity of the flood defence wall. Any operational infrastructure will continue to be able to be shut down safely and remotely in the event of a flood such that no releases of product would occur.

**Climate Change and Greenhouse Gases (GHGs)** - The OMSSD project is committed to adopting best practice mitigation to reduce and offset GHG emissions that it controls. For the construction phase Oikos is exploring the use of construction materials with low embodied GHGs.

**Construction Environment Management Plan (CEMP)** - The CEMP is the key way in which impacts during the construction phase will be managed. It will include measures to ensure the control of dust emissions both on and off site, define working patterns and practices and outline specific measures to reduce noise impacts on local residents.

**Safety** - The OMSSD project is located within the southern part of the facility. The majority of the area is clear from redundant infrastructure and separate to existing operations. This will allow the project to be constructed independently of the rest of the Oikos Facility. All existing infrastructure will be able to continue to operate as normal and all safety processes and procedures will remain in place.

Detailed analysis of our preliminary findings can be found in the Preliminary Environmental Information Report (PEIR) document and a summary is provided within the consultation booklet. These documents are available to view through the side menu or by clicking on the document icons located on the table at the front of the exhibition room.





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## OMSSD Project: Operational Phase

Once operational, the OMSSD tanks will be capable of storing approximately 325,000m<sup>3</sup> of products at any one time.

As with the rest of the Oikos Facility, the OMSSD will operate 24 hours a day, 364 days a year and in a similar way to current site operations. A detailed analysis of our preliminary findings on the operational impacts of the OMSSD project can be found in the Preliminary Environmental Information Report (PEIR) document and a summary is provided within the consultation booklet. These documents are available to view through the side menu or by clicking on the document icons located on the table at the front of the exhibition room.

Disturbance to Local Residents

**Noise, Lighting & Air Quality** – Oikos is keen to ensure that it remains a good neighbour and so making sure that operational impacts on its closest neighbours are acceptable is very important. This will be achieved through best practice being employed to ensure air quality emissions and noise impacts are managed to acceptable levels. A Lighting Strategy will be developed with the aim of reducing the impacts for residents at Haven Quays and Thorney Bay Caravan Park.

**Traffic** – To avoid the residential areas of Canvey Island, all HGV traffic will access the site via the A130 and Roscommon Way. This road was purpose built to serve the industrial uses in this area of Canvey Island and is currently underutilised.

Environment

**Landscape & Visual** – The OMSSD project is located within an existing storage facility, which forms part of the industrial landscape of the River Thames. The impacts from the operational development will be seen within this context. Local views into the facility will be partially screened as a result of landscaping proposals which will run along a section of the western boundary of the site.

**Ecology** – The OMSSD project involves a significant area of off site ecological enhancements, which will mitigate for harm being caused and provide a net gain. Once the OMSSD project is operational the Facility will continue to be subject to a land management regime appropriate to the use taking place.

**Climate Change & Greenhouse Gases (GHGs)** – Measures to mitigate and control the emissions of greenhouse gases that the project will give rise to include the construction of new, highly energy efficient site offices. As part of the OMSSD project, Oikos will explore measures to reduce GHG emissions to be delivered within a carbon roadmap. This will set targets for GHG emissions reductions and possible measures to achieve these, which could include opportunities for new habitat creation, improving resource efficiency (e.g. water and energy consumption), sustainable construction methods, and use of low-carbon energy sources.

Safety & Risk

**Flood Risk** - All new pipelines into the Facility will not impact the flood defence wall or its ability to be raised as necessary in the future. All equipment and infrastructure will be able to be shut down safely and remotely in the event of a flood. Oikos will continue to receive advance adverse weather and possible tidal surge warnings from the Port of London Authority and the Environment Agency.

**Onsite Safety** - The management of operational safety will be consistent with the existing high standard of practices that already occur on site. Detailed discussions and assessments with the Health and Safety Executive and the Environment Agency will ensure that the operation of the OMSSD project meets all relevant legislative and regulatory requirements.

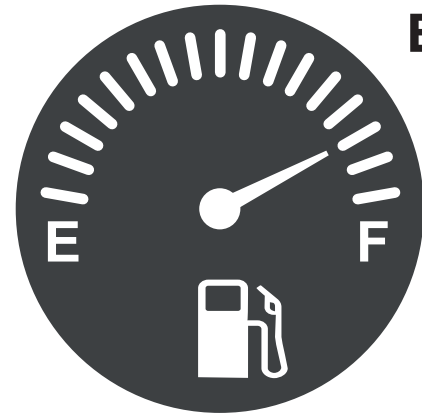


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## Benefits

Once operational the OMSSD project will provide a number of benefits both to the local community, the South East region and to the nation.



### Energy Markets

Maintaining a secure supply of liquid fuel to ensure that road fuel filling stations, businesses and airports can run effectively affects all of our lives and is critical to the future of the UK. The OMSSD project will help to ensure that this supply is secure and resilient, which is a benefit that will be felt locally as well as across the nation.

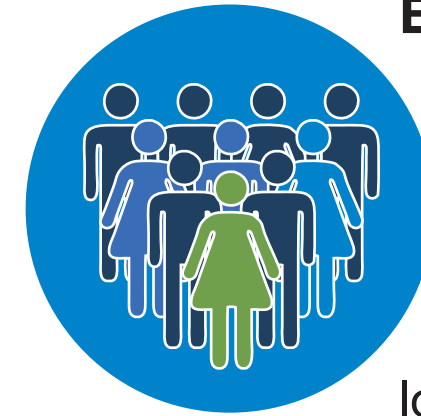
Oikos understands that the fuel markets are changing. The OMSSD project is part of Oikos's plan to future proof the facility so that it can adapt to the changes in these markets. The project also aims to facilitate the storage and distribution of alternative liquid fuels when they become more widely available and used.



### Environment

The project proposes a series of off-site ecological improvements and enhancement works which will result in a net gain in biodiversity. This is an important element that Oikos are keen to include for the benefit of the local area.

Landscaping will be installed along parts of the western boundary of the facility. The OMSSD project is sited within an existing storage facility, which forms part of the industrial landscape of the River Thames. The landscaping proposals will, however, provide some screening of the OMSSD and the wider site to residents of Haven Quays, the users of Haven Road and the surrounding area.



### Economy and Employment

During the construction phase of the project it is predicted that a maximum of approximately 150 workers will be on the site. Where possible, recruitment from the local area will be prioritised. Once the OMSSD project is operational it will provide an additional 10 full time jobs at the Facility. This is due to the automated nature of the site operations. These positions are also likely to be recruited from the local area. It is anticipated that further jobs will be created through supply chains both during the construction and operational phases of the project.

The OMSSD project will mean that the Oikos Facility is able to accommodate a broader range of large vessels ensuring that it remains commercially attractive as a destination for fuel imports. Strengthening the position of the Thames Gateway area is positive for local and sub-regional economies. Making best use of a strategic fuel import location will also assist in keeping the fuel supply market secure and resilient and therefore fuel prices competitive.



### Safety Standards and Community Understanding

Continued investment in the facility will ensure that it remains one of the most modern and safe fuel storage facilities in Europe. The OMSSD project reflects Oikos' approach to applying safety standards and measures to all operational infrastructure namely safety comes first.

The preliminary information and assessments that are available as part of the OMSSD project seek to improve community understanding of the Oikos facility, how it works and the processes that are followed to ensure the safety of the community.



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## Ways to Comment on the Proposals

A feedback questionnaire has been produced to help you provide comments on the project. An on-line version can be accessed through the side menu or by clicking on the feedback tablet located on the table at the front of the exhibition room. Alternatively, a copy can be downloaded from these locations, completed and submitted at a later date but before the consultation ends on 18th May 2021.

A paper copy of the feedback questionnaire can also be requested from the project team either via email or telephone using the contact details below. The same contact details can be used to return any completed questionnaires or to write to us with any other comments.



Email address: **oikos@communityrelations.co.uk**



Freephone on: **0800 206 2583**



Postal address: **OIKOS FREEPOST**  
(must be written in capitals and no stamp is required)

However you choose to tell us your views,  
we ask that you ensure we receive your response in  
writing by no later than

**11:59pm on Tuesday the 18th May 2021**

Responses received after this date may not be considered.

## Next Steps

We will record all formal written responses received during the consultation period and carefully consider these in finalising our application.

We will summarise this information in a Consultation Report, which will form part of the Development Consent Order (DCO) application that we aim to submit to the Planning Inspectorate later in 2021.

For more information about the DCO process visit the Planning Inspectorate's (PINS) website:  
**[www.infrastructure.planninginspectorate.gov.uk](http://www.infrastructure.planninginspectorate.gov.uk)**

## Project Timeline

