

# OIKOS MARINE & SOUTH SIDE DEVELOPMENT



Final Statement of Community Consultation  
March 2021  
Planning Inspectorate Reference TR030004

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This document is available to download from the Oikos Marine & South Side Development project website at: [www.oikos.co.uk/omssd](http://www.oikos.co.uk/omssd)

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# 1 Introduction

- 1.1 Oikos Storage Limited (Oikos) operates a nationally significant marine fed oil, fuel and bulk liquid import and storage harbour facility, located on Canvey Island at Hole Haven Wharf, Haven Road, Canvey Island, Essex, SS8 0NR. We are proposing to increase the operational efficiency of this existing harbour facility through a project known as the Oikos Marine & South Side Development (OMSSD) – a project that is a Nationally Significant Infrastructure Project (NSIP). We are undertaking this important project to make the best use of the facility in terms of its ability to supply essential transport fuels and bulk liquid products.
- 1.2 This Statement of Community Consultation (SoCC) outlines our approach to consulting with the local community on the OMSSD project as required by Section 47 of the Planning Act 2008. It provides details about how you can take part in the consultation and influence the proposed design of the project.
- 1.3 To make sure we approach our consultation in the best way for the local community, we have consulted on this Statement with the local authorities for the area, who are Castle Point Borough Council and Essex County Council. We also notified neighbouring authorities – Thurrock, Basildon, Southend-on-Sea, Rochford and Medway – that consultation with Castle Point Borough and Essex County on the Statement was taking place - giving them the opportunity to comment should they so wish.
- 1.4 The temporary amendments made to the statutory requirements for consultation on NSIPs through the Infrastructure Planning (Publication and Notification of Applications) (Coronavirus) (Amendment) Regulations 2020 have now been made permanent. These amendments reflect the need to protect the public during the ongoing Covid-19 pandemic and adjust the requirement for developers to provide materials in hard copy in publicly accessible locations, placing greater emphasis on ensuring that materials relevant to a consultation are available digitally.

## Our Application

- 1.5 The OMSSD project is being taken forward under the Planning Act 2008 and we are publishing this statement under Section 47 (duty to consult local community) of that Act.
- 1.6 Under the Planning Act 2008, we are required to make an application to the relevant Secretary of State, which in this case is the Secretary of State for Transport, for a Development Consent Order (DCO) to build the OMSSD project. The application will be made through the Planning Inspectorate, who will appoint examiner(s) to consider the application and make a recommendation to the Secretary of State. The decision whether or not to grant consent to build the project will be taken by the Secretary of State.
- 1.7 A key consideration for the Planning Inspectorate and the Secretary of State when assessing our DCO application will be the National Policy Statement for Ports. Amongst other things, this National Policy Statement sets out the Government's assessment of the need for new

port infrastructure.

- 1.8 We anticipate that our DCO application for the project will be submitted in quarter 3 of 2021. When we submit our application, one of the matters the Planning Inspectorate must consider is whether the consultation we have undertaken has been adequate.
- 1.9 You can find more information about the Planning Inspectorate and the Planning Act 2008 on the National Infrastructure Planning website:  
<https://infrastructure.planninginspectorate.gov.uk/> or by calling the Planning Inspectorate on 0303 444 5000.

## The Project

- 1.10 Oikos operates an existing nationally significant marine fed oil, fuel and bulk liquid import and storage harbour facility, located on Canvey Island in Essex. The facility has a number of significant existing assets and characteristics and already plays an important role in the supply of fuel to the wider South-East of England.
- 1.11 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 increasingly important part in maintaining a reliable, resilient, competitive, efficient and safe UK fuel supply system.
- 1.12 The OMSSD project is a proposal to increase the operational efficiency of the existing Oikos harbour facility. The OMSSD project will provide additional infrastructure, helping to ensure that essential fuel supplies continue to reach the UK's airports, petrol stations and industries that rely upon them. The fuel we supply is critical, both for providing energy to people and businesses and also to support the wider UK energy market.
- 1.13 The OMSSD project consists of the alteration of the existing harbour facility by the installation of new marine import and export infrastructure and equipment on the existing jetties, which will enable Oikos to service the increased capacity that will be provided at the facility by the construction of new storage tanks. The project also includes proposals for enhancements to associated infrastructure such as pipelines, along with development of a new workshop, stores buildings and additional parking on site.
- 1.14 The OMSSD project forms part of an ongoing investment programme to upgrade and enhance operations at the Oikos facility, and to ensure that we can continue to set industry-leading safety and environmental standards.
- 1.15 The map that follows **[Figure 1]** shows the location and boundary of the area of the OMSSD works that will likely be included in the DCO application. Potential locations for the provision of offsite ecological mitigation and improvements are being investigated at sites within the general locality of the Oikos facility.



Figure 1: Location and likely boundary area of the OMSSD project



## Summary

1.16 In summary, the OMSSD project currently consists of:

- Additional Marine Loading Arms and associated import and export infrastructure and equipment on the two existing operational jetties which serve the facility;
- Up to eight landside storage tanks, located within new bunded compounds, each with a usable storage capacity in the order of 33,000m<sup>3</sup>;
- Up to two landside storage tanks, located within a new bunded compound, each with a usable storage capacity in the order of 23,400m<sup>3</sup>;
- A further two smaller storage tanks, located within a new bunded compound, each with a usable storage capacity in the order of 7200m<sup>3</sup> to be used for the storage of bio-fuel components;

- A further small bunded compound containing a further two tanks with a usable storage capacity in the order of 7200m<sup>3</sup> to be used for either fire water storage or further product storage;
- A new fire water system - potentially including the two approximately 7200m<sup>3</sup> fire water storage tanks referred to above - although other fire water supply options are being considered;
- Additional road loading bays, HGV tanker parking, HGV driver parking and associated facilities;
- Supporting pipework and operational infrastructure;
- A new workshop and stores buildings and an extension to the existing office building;
- Upgraded and additional utilities infrastructure;
- Modified and improved site entrance area, security arrangements, lighting, drainage and internal road layout;
- Off-site ecological mitigation and improvements;
- On-site landscaping; and
- A dredge to increase the depth of the Jetty 2 berth.

## 2 Consulting the community and previous consultations

- 2.1 We have already carried out one round of non-statutory consultation within the vicinity of the project. The consultation was undertaken in order to announce the project, ascertain local opinion and to gain feedback from the local community, directly affected businesses and other key stakeholders at an early stage in the development of the project and to inform later phases of the project. In particular, it was undertaken to ascertain issues of significant interest to the community and local stakeholders in order to inform studies being undertaken as part of a comprehensive Environmental Impact Assessment (EIA) of the project.
- 2.2 The approach to consultation to date has been undertaken against the following objectives:
- Establish and develop local relationships (building relationships with key stakeholder groups that will facilitate successful ongoing consultation and ensure effective knowledge transfer);
  - Information and education (answering any questions about Oikos, its operations and the OMSSD project); and
  - Openness and accessibility (allowing the public to have their say and provide feedback on the OMSSD project).
- 2.3 More details of the previous consultation activities undertaken are available to view and download at: [www.oikos.co.uk/omssd](http://www.oikos.co.uk/omssd).

### Next consultation – why and when

- 2.4 It is important to us that the consultation we are going to undertake enables members of the public to have their say by following the five key principles set out below:
- **Openness and transparency** – making information available to stakeholders and the local community openly and with transparency.
  - **Providing opportunities to get involved** – coordinating inclusive and accessible engagement and consultation events and providing feedback mechanisms to ensure that stakeholders and the public can get involved if they wish to.
  - **Sharing information and understanding** – providing up to date information about the project as it develops via a range of channels, helping the public and stakeholders to better understand what is being proposed.
  - **Listening and responding** – being open to suggestions about how the project can potentially be improved and any impacts mitigated and providing timely feedback to stakeholders and the public.
  - **Respect** – ensuring that everyone is treated with respect throughout the process.
- 2.5 Your comments will help us achieve these objectives. We will listen to everyone's views and consider your opinions before we submit our DCO application.

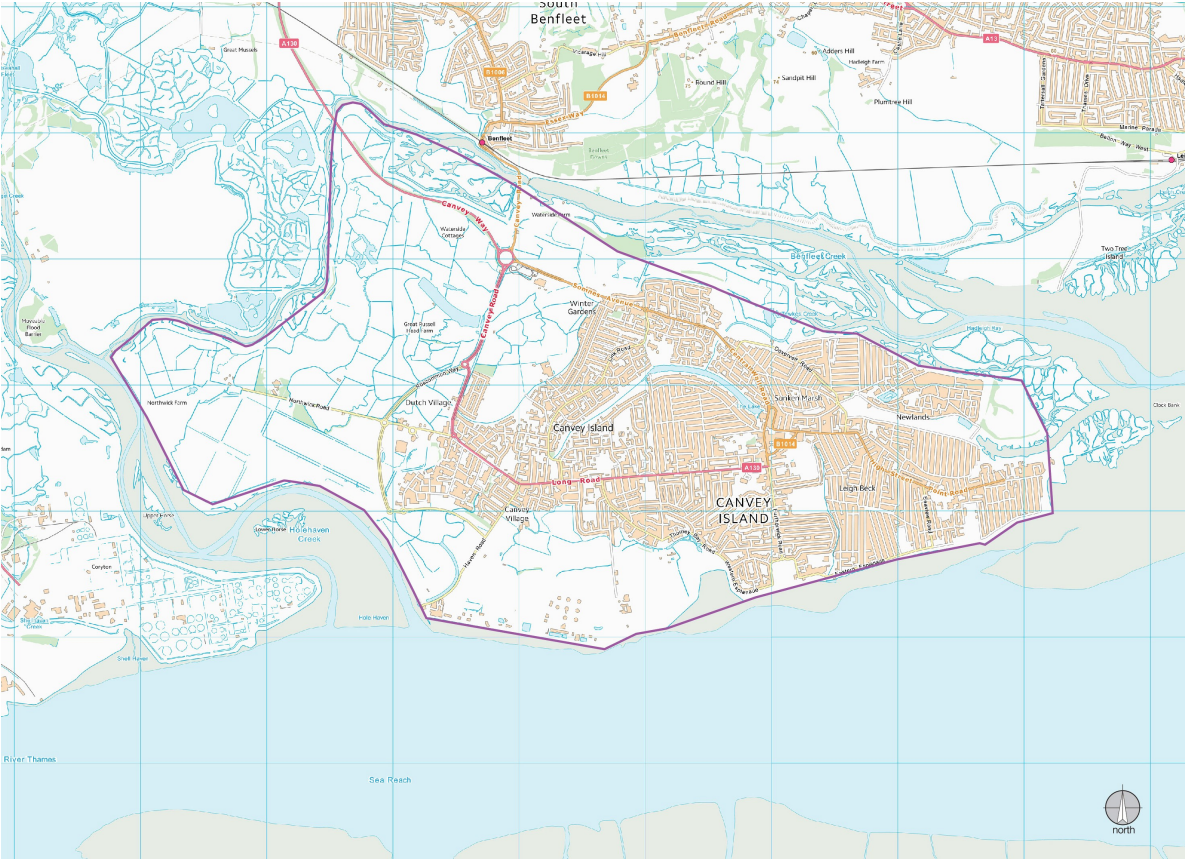


- 2.6 The consultation will run from 6<sup>th</sup> April 2021 to 18<sup>th</sup> May 2021. During the consultation period, we will provide information on various topics, including in respect of:
- Design and layout of the project;
  - Traffic and access;
  - Environmental impacts and mitigation, and
  - Construction management and operation.
- 2.7 The proposed OMSSD project is an Environmental Impact Assessment development (EIA development) as defined in The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). This means that an environmental impact assessment is required of the OMSSD project in order to assess whether it is likely to have significant effects on the environment.
- 2.8 We will, therefore, publish a Preliminary Environmental Information Report (PEIR) as part of the consultation documents. This document provides preliminary environmental information which has been gathered at that point in time in order to carry out the environmental impact assessment. In compliance with Regulation 12 of the EIA Regulations, more details of where the PEIR will be available to view as part of the consultation can be found on pages 15 and 16 of this document (Section 5).
- 2.9 An Environmental Statement will subsequently be produced which will set out the findings of the environmental impact assessment once it has been completed. The Environmental Statement will then be submitted as part of the DCO application.

## Who can take part and how will they be notified?

- 2.10 Everybody is invited to take part in our consultation, and we welcome all views. We will take them into account before we submit our DCO application.
- 2.11 The map that follows **[Figure 2]** shows the mail out area – defined by the purple line - where a project newsletter will be distributed to households and businesses. This newsletter will provide information on the consultation we are undertaking, when and where the community can access information about the project and how to respond to the consultation.
- 2.12 The local community will also be notified of the consultation by the statutory notices that will appear in the publications identified below and through the display of posters in prominent locations in the vicinity of the Oikos facility.
- A national newspaper;
  - The London Gazette;
  - A fishing trade journal; and
  - One or more locally circulating newspapers.
- 2.13 Editorial coverage of the consultation will also be sought in local publications. Information regarding the consultation, including posters and social media content, will be provided directly to affected local authorities, parish councils and other local community and interest groups so that they can raise awareness of the consultation through their own communications channels.

Figure 2: Mail-out area



### 3 How will we consult?

- 3.1 We are mindful of the ongoing Covid-19 pandemic, and the need to protect public health is our number one priority. As a result, we will be taking a digital first approach to consultation and engagement, whereby we will be using a range of online mechanisms so that local communities will have access to all appropriate information and opportunities to provide feedback, but without having to meet in person.
- 3.2 We have taken into consideration the fact that a digital first approach to consultation and engagement, whilst being able to support improved engagement amongst some demographics, may not be suitable for all. We will therefore endeavour to continue to utilise non-digital methods where possible and practicable to do so in line with government health guidance relating to Covid-19.
- 3.3 To replicate the interaction of face to face consultation events, to the greatest degree possible, we will host a number of online webinar events which will include online Question and Answer sessions during the consultation period, where members of the project team will be available at specific times to discuss the project, as well as providing free of charge telephone surgeries.
- 3.4 Details of the ways in which we will formally consult with stakeholders, landowners and the local community are provided in Table 1 below.

*Table 1: Consultation activities*

Method and activities	Detail
Webinar and Online Question and Answer Sessions	<p>We will host a number of online events in the form of online webinars including Question and Answer sessions during the consultation period on the OMSSD Consultation website. To replicate public events as much as possible, specialists and members of the project team will be on hand to answer questions from members of the public at allocated times, which are detailed below.</p> <p>Oikos will hold four sessions for the public at a range of times and days, to include a lunchtime, evening and weekend. The proposed dates and times are provided below:</p> <p>Monday 26<sup>th</sup> April, 11am – 2pm  Thursday 29<sup>th</sup> April, 9am – 1pm  Tuesday 4<sup>th</sup> May, 6pm – 9pm  Saturday 8<sup>th</sup> May, 8am – 11am</p> <p>The dates and times of the sessions will be detailed on the OMSSD consultation website and included in the consultation publicity materials. In addition, editorial coverage will also be sought in local publications.</p> <p>Should government health restrictions about public events be eased sufficiently, Oikos may decide to hold some in-person consultation events. This would only be considered if it is</p>

Method and activities	Detail
	<p>deemed safe and practical to do so and can be delivered within Government guidelines.</p> <p>Public health will remain the priority. Should in-person events be permitted and indeed practical, then if likely to be of assistance, it may be possible to arrange such events in consultation with local authorities. Notice of any alternative arrangements will be given as soon as possible, using methods similar to those outlined above.</p>
OMSSD Consultation website	<p>Information about the proposed project, the Webinar and online Question and Answer sessions, the details of what we are consulting on and how to respond will be available on the OMSSD Consultation website.</p> <p>The OMSSD Consultation website can be accessed from the 6<sup>th</sup> April directly via <a href="http://www.oikos.co.uk/omssd/consultation">www.oikos.co.uk/omssd/consultation</a> or by following links on the main Project website at <a href="http://www.oikos.co.uk/omssd">www.oikos.co.uk/omssd</a>. It will host copies of all consultation documents (available for inspection free of charge) and will also provide an interactive online feedback questionnaire so that the public and other stakeholders can respond directly online.</p>
Virtual exhibition room	<p>Oikos will host a virtual exhibition room which can be accessed from the 6<sup>th</sup> April via the OMSSD Consultation website or directly via <a href="http://www.consultationspace.com/Oikos-OMSSD">www.consultationspace.com/Oikos-OMSSD</a>. The virtual exhibition room will be similar to that which would be available during an in-person event. The room will include copies of all the consultation materials and documentation, including digital banners, to enable visitors to look around the materials from a computer or mobile device, explaining the proposals in an accessible, interactive, and engaging way.</p> <p>The virtual exhibition room will be 'open' and accessible online 24 hours a day, 7 days a week during the consultation period via the project website. The feedback questionnaire will be available to download from within the exhibition room. It will also be possible to complete and submit the questionnaire online from within the exhibition room.</p>
Telephone surgeries	<p>For those who are not comfortable or not able to access information digitally, a free of charge telephone surgery can be arranged whereby the individual can talk to one of the project team in more detail. These can be booked via freephone 0800 206 2583 or by email using the email address provided on page 13 of this SoCC.</p>

- 3.5 Any activity(s) that cannot be undertaken due to circumstances beyond our control will be, where possible, substituted with similar activity(s) and advertised in local newspapers (via a press release) circulating in the vicinity of the OMSSD project. Any activity changes will also be published on the OMSSD Consultation website at [www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation).

## How to respond to the consultation?

- 3.6 A feedback questionnaire will be produced to help you provide comments on the project. All consultation responses must be made in writing by either:

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- Completing the online feedback questionnaire via [www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation) or [www.consultationspace.com/Oikos-OMSSD](http://www.consultationspace.com/Oikos-OMSSD)
  - Downloading the questionnaire from either [www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation) or [www.consultationspace.com/Oikos-OMSSD](http://www.consultationspace.com/Oikos-OMSSD)
  - Requesting a hard copy of the feedback questionnaire to be sent to you in the post, and returning it via freepost to OIKOS FREEPOST (must be written in capitals and no stamp is required)
  - Alternatively, you can:
    - Email us at [oikos@communityrelations.co.uk](mailto:oikos@communityrelations.co.uk)
    - Write to us at the following address OIKOS FREEPOST (please note this must be written in capitals and no stamp is required)
- 3.7 All responses must be received in writing by 11:59pm on 18<sup>th</sup> May 2021. Responses received after that date may not be considered. All the consultation documents will be accessible to view online on the OMSSD Consultation website until the deadline for responses has passed.
- 3.8 The above contact details can also be used during the consultation period to contact members of the project team about requesting hard copies of the consultation documents, booking free of charge telephone surgeries and for general enquiries.



## 4 Other consultation in the local area

- 4.1 The Oikos OMSSD project team is aware that Castle Point Borough Council submitted the Castle Point Local Plan 2018-2033 to the Secretary of State on 2<sup>nd</sup> October 2020.
- 4.2 An Inspector has been appointed for the examination of the Local Plan and has issued his Matters, Issues and Questions (MIQs). The examination hearings sessions are due to commence on 11<sup>th</sup> May 2021.
- 4.3 The project team will continue to monitor for other relevant consultations that could influence or impact upon the consultation for the OMSSD project in the local area.

## 5 Where information is available and details of local display/deposit locations

- 5.1 A range of consultation documents – as detailed in Table 2 – will be made available for the duration of the consultation period. Table 3 outlines the methods and locations for accessing the consultation documents.
- 5.2 Printed copies of a reasonable quantity of some of the consultation documents will be made available on request free of charge. These include the consultation booklet, feedback questionnaire and SoCC. However, there may be a charge for paper copies of other consultation documents, including the PEIR, of up to £300. Please contact the OMSSD project team for further details.
- 5.3 In addition, a reasonable quantity of USB flash drives containing the information from the virtual exhibition room (in so far as that is possible) including the consultation documents and exhibition banners will be made available on request, free of charge, for those who do not have access to the internet but have a computer. Please contact the OMSSD project team for further details.

Table 2: Consultation documents

Type of Document	Detail
Statement of Community Consultation (SoCC)	This document sets out how Oikos proposes to consult people living in the vicinity of the proposed OMSSD project. The SoCC is for information purposes. It does not form part of the consultation and so comments on its content are not required.
Consultation booklet (Non-Technical Summary of the PEIR)	Written in plain English, this document will provide a summary of the proposals including: <ul style="list-style-type: none"> <li>• A summary of the project;</li> <li>• Information about the changes since the last informal consultation;</li> <li>• Information about potential benefits and impacts of the project – summarising information from the PEIR;</li> <li>• How we propose to mitigate against potential impacts – summarising information from the PEIR; and</li> <li>• Signposts for readers to more detailed information reports and how to provide feedback on the proposed project.</li> </ul>
Feedback Questionnaire	This questionnaire will be available for people to provide their feedback on specific aspects of the OMSSD project and on the project as a whole.
Preliminary Environmental Information Report (PEIR)	This will contain preliminary information on the likely environmental effects of the OMSSD project as we have ascertained them so far, and how we propose to reduce these effects, as well as how we proposed to maximise the benefits of the OMSSD project.

Table 3: Methods to make consultation documents available

Method	Detail
OMSSD Consultation website	All consultation documents will be published on the OMSSD Consultation website which can be accessed via <a href="http://www.oikos.co.uk/omssd/consultation">www.oikos.co.uk/omssd/consultation</a> . Consultation documents will also be available on the main project website via <a href="http://www.oikos.co.uk/omssd">www.oikos.co.uk/omssd</a> .
Virtual Exhibition Room	All consultation documents will also be accessible via the virtual exhibition room hosted on the OMSSD Consultation website which can be accessed via <a href="http://www.consultationspace.com/Oikos-OMSSD">www.consultationspace.com/Oikos-OMSSD</a> .
Deposit locations	In accordance with the amendments to the regulations governing the procedural requirements for major infrastructure projects, the statutory requirement to make the SoCC available for inspection will be met by making the document available for inspection online, free of charge, using the OMSSD Consultation website.  As well as being able to view the SoCC and consultation documents online using the OMSSD Consultation website, reasonable steps will be taken to ensure that anyone can request that hard copies of the documents or copies on a USB flash drive (if appropriate) are made available to them.
Public information points	Oikos will engage with the local authorities to agree a list of public information points (in the form of 3 <sup>rd</sup> party websites) that are most relevant and convenient for the community on which to provide links to the OMSSD Consultation website and/or the OMSSD main project website. This list will be publicised as part of the consultation documents and also on the OMSSD Consultation website.
Freephone	A freephone line will be available between the hours of 09.00 and 17.00 (Monday to Friday) and 09.00 and 12.00 (Saturday) for the duration of the consultation period, where members of the public will be able to request USB flash drives, hard copies of the consultation documents, book free of charge telephone surgeries and for general enquiries.

## 6 Consultation with Statutory Consultees

6.1 As well as consulting with the public under Section 47 of the Planning Act 2008, Oikos will also be carrying out consultation with the specific consultees identified in Section 42 of the Act. These consultees include:

- People with an interest in land potentially affected by the proposals including owners, tenants, lessees or occupiers of the land or anyone who has the power to sell, convey or release land which is potentially affected by the proposals or who are eligible to make a relevant claim (Section 44 of the Act).
- All local authorities with jurisdiction covering the area in which the project is located. In this instance this would be Castle Point Borough Council and Essex County Council (Section 43(1) of the Act).
- Neighbouring local authorities whose boundaries adjoin the local authorities where the proposed project would be sited (Section 43(2) and (2A) of the Act).
- Prescribed bodies, such as Natural England, The Environment Agency, the Health and Safety Executive, Town Councils and other environmental organisations (Section 42(1)(a) of the Act).

## 7 Data Protection

- 7.1 Oikos is committed to protecting personal information that you may share with us. Any information provided, will be used in line with the General Data Protection Regulations (GDPR) and the privacy policy published on the main Project website.



## 8 Next steps

- 8.1 We will record all formal written responses received during the consultation and carefully consider these in finalising our application before we submit it to the Planning Inspectorate.
- 8.2 We will summarise our findings in a Consultation Report, which will include an anonymised database of the consultation response received, a description of how our application was informed by the responses received, and outline any changes made as a result of consultation. The Consultation Report will form part of the DCO application which is submitted to the Planning Inspectorate.
- 8.3 The Planning Inspectorate will decide whether the application meets the required standards to proceed to examination and will determine whether our consultation has been adequate.
- 8.4 If, as a result of feedback from this statutory consultation, the proposals change to the extent that it is necessary to undertake further geographically targeted consultation, this would be undertaken in accordance with the principles and methods set out in this SoCC.
- 8.5 For more information, visit our main Project website at: [www.oikos.co.uk/omssd](http://www.oikos.co.uk/omssd) or the OMSSD Consultation website that will be available from 6<sup>th</sup> April 2021 at: [www.oikos.co.uk/omssd/consultation](http://www.oikos.co.uk/omssd/consultation). If you have any queries about the project, please contact the project team directly by calling freephone 0800 206 2583 or emailing [oikos@communityrelations.co.uk](mailto:oikos@communityrelations.co.uk).