



Level 5,
10 Dominion Street
London EC2M 2EF
Tel: 020 7417 5200
Fax: 020 7417 5222
Email:
info@corygroup.co.uk
www.corygroup.co.uk

Natural England
County Hall, Spetchley Road
Worcester
WR5 2NP

15 May 2024

Dear Sir or Madam,

CORY DECARBONISATION PROJECT

NOTICE PURSUANT TO:

SECTION 56 PLANNING ACT 2008; REGULATION 8 INFRASTRUCTURE PLANNING (APPLICATIONS: PRESCRIBED FORMS AND PROCEDURE) REGULATIONS 2009 (AS AMENDED); AND REGULATION 16 INFRASTRUCTURE PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2017 (“EIA REGULATIONS”)

I write to notify you, in accordance with section 56 of the Planning Act 2008, that on 18 April 2024 the Planning Inspectorate, on behalf of the Secretary of State for Energy Security and Net Zero (“the Secretary of State”), accepted the application (allocated reference no. EN010128) submitted by Cory Environmental Holdings Limited (“the Applicant”) of Floor 5, 10 Dominion Street, London, EC2M 2EF for a development consent order for proposals to develop, install and operate a new carbon capture facility and new jetty facility at Norman Road North, Belvedere, London, DA17 6JY (the “Proposed Scheme”).

I enclose a notice with this letter which:

- Sets out a summary of the main proposals for the Proposed Scheme;
- Contains details of the various powers sought in the DCO;
- Explains that the Proposed Scheme is classified as “EIA development” for the purposes of the EIA Regulations;



- Provides details of where and when you can view the full suite of application documents free of charge;
- Provides details of how to obtain a hard copy of the application documents and the costs and how to make contact with the Applicant; and
- Explains how to make representations (giving notice of your interest in, or objection to, the Application).

A map showing the location of the Proposed Scheme (as defined below) can be viewed on the National Infrastructure Planning website at the following address:

<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128>

The date for the period for submitting representations will close at 11.59pm on Sunday 16 June 2024.

Yours sincerely,

[Redacted signature]

Richard Wilkinson

Project Director

Email: decarbonisation@corygroup.co.uk

Online: corydecarbonisation.co.uk

Phone: 0330 [Redacted]

Post: FREEPOST CORY CCS



CORY DECARBONISATION PROJECT DEVELOPMENT CONSENT ORDER

Planning Inspectorate Reference Number: EN010128

NOTICE OF ACCEPTANCE OF AN APPLICATION FOR A DEVELOPMENT CONSENT ORDER BY THE PLANNING INSPECTORATE (ON BEHALF OF THE SECRETARY OF STATE FOR ENERGY SECURITY AND NET ZERO (‘DESNZ’)

**Under Section 56 of the Planning Act 2008, Regulation 8 of the
Infrastructure Planning (Applications: Prescribed Forms and Procedure)
Regulations 2009 and Regulation 16 of the Infrastructure Planning
(Environmental Impact Assessment) Regulations 2017**

1. Notice is hereby given that the Secretary of State for Energy Security and Net Zero (‘DESNZ’) (the ‘Secretary of State’) has accepted an application by Cory Environmental Holdings Limited (company number: 05360864) of Level 5, 10 Dominion Street, London, UK, EC2M 2EF (the ‘Applicant’) for a Development Consent Order (‘DCO’) under the Planning Act 2008 (the ‘Application’). The Application was submitted by the Applicant to the Secretary of State c/o the Planning Inspectorate on 21 March 2024 and was accepted on 18 April 2024. The reference number applied to the Application by the Planning Inspectorate is EN010128.

Summary of the Project

2. The Applicant is seeking development consent for the Cory Decarbonisation Project (the ‘Proposed Scheme’) at the Applicant’s energy from waste facilities in Riverside 1 and Riverside 2 adjacent to the River Thames at Belvedere in the London Borough of Bexley.
3. The Application is seeking development consent for the proposed construction, operation, maintenance and decommissioning of the Proposed Scheme, incorporating the following main components: a Carbon Capture Facility, comprising up to two plants; a proposed new Jetty, extending into the Thames to facilitate the onward transfer of the captured CO₂; the Mitigation and Enhancement Area, designed both to enhance biodiversity and to improve public access to outdoor space; three temporary construction compounds; and connections to utilities and provision of site access works.

4. The Proposed Scheme was designated a project of national significance for which development consent is required by a Direction given by the Secretary of State under sections 35(1) and 35ZA of the PA 2008 on 6 October 2022.
5. The DCO would also authorise:
 - (i) the compulsory acquisition of interests in land and rights over land;
 - (ii) the powers to use land permanently and temporarily;
 - (iii) the construction of temporary accesses to the Proposed Scheme;
 - (iv) the temporary stopping up or diversion of public rights of way, street works and highway works; and
 - (v) the application and disapplication of certain legislation.
6. A map showing the location of the Proposed Scheme can be viewed on the National Infrastructure Planning website at the following address:
<https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128>

Environmental Impact Assessment Development:

7. The Proposed Scheme is an Environmental Impact Assessment (EIA) development for the purposes of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017. This means that the Proposed Scheme constitutes development for which an EIA is required. The Application is therefore accompanied by an Environmental Statement which provides a detailed description of the Proposed Scheme and the findings of the EIA undertaken.

Application form and accompanying documents:

8. The application form and accompanying documents, plans and maps (the 'Application Documents') are available for inspection for free of charge on the Cory Decarbonisation Project page of the Planning Inspectorate's National Infrastructure Planning website: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128/documents> under the documents tab. The Application Documents will remain on the website for the duration of the Relevant Representation period, until at least Sunday 16 June 2024.
9. The complete set of Application Documents can be made available in hard copy format on request at a cost of £3,000. An electronic version provided on a USB storage stick is available for a charge of £10. Copies of individual documents are also available on request and a reasonable

printing charge may apply. The Applicant will also consider any reasonable requests for bespoke or hard copy document formats (for example in large print, audio or braille formats). In relation to any request, please contact the Applicant using the contact details below.

10. The Applicant has arranged for an iPad to be made available so that the online version of the Application Documents can be accessed, free of charge, until Sunday 16 June 2024, at:

Location	Times:
<p>Upper Belvedere Community Library (please enquire at the counter for more information)</p>	<p>Monday 9.30-17.30 Tuesday 9.30-17.30 Wednesday CLOSED Thursday CLOSED Friday 9.30-17.30 Saturday CLOSED Sunday CLOSED</p> <p><i>Opening times at this venue are subject to change and we recommend checking with the venue via telephone, email or online in advance of visiting.</i></p>

11. If you have any questions about the Application Documents, have any queries on accessing documents or if you require a copy of the Application Documents to be supplied on a USB stick, you can contact the Applicant by:

- Email decarbonisation@corygroup.co.uk
- Post: FREEPOST CORY CCS
- Online: www.corydecarbonisation.co.uk
- Telephone: 0330 838 4254.

Making representations about the Application

12. Any person may register as an Interested Party by submitting a Relevant Representation in respect of the Application during the representation period. Any Relevant Representations (giving notice of any interest in, or objection to, the Application) must be submitted on the required

registration form provided by the Planning Inspectorate. The Planning Inspectorate's Registration and Relevant Representation Form can be accessed online through their website here: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128> from 8 May 2024.

13. Please contact the Planning Inspectorate directly for any hard copy registration forms, by telephoning them on 0303 444 5000, and quoting the name of the Application ('Cory Decarbonisation Project') and the reference number: EN010128. A completed hard copy form can be submitted to The Planning Inspectorate at the following address:

The Planning Inspectorate,
Temple Quay House,
Temple Quay,
Bristol,
BS1 6PN.

14. All Relevant Representations must include details of the Interested Party's name, address and telephone number, along with an outline of the points intended to be made at the examination stage. Please ensure that the Proposed Scheme's reference number EN010128 is quoted in all correspondence with the Planning Inspectorate about the Application.
15. The Planning Inspectorate's 'Advice Notice 8.2: How to register to participate in an Examination', provides further guidance on how to register and make a Relevant Representation and can be accessed via the following link: <https://www.gov.uk/government/publications/nationally-significant-infrastructure-projects-advice-note-eight-overview-of-the-nationally-significant-infrastructure-planning-process-for-members/nationally-significant-infrastructure-projects-advice-note-82-how-to-register-to-participate-in-an-examination> Please note that Relevant Representations must be received by the Planning Inspectorate by 11.59pm on Sunday 16 June 2024.
16. Relevant Representations will be made public and will be subject to the Planning Inspectorate's privacy policy which can be accessed at the following link: <https://www.gov.uk/government/publications/planning-inspectorate-privacy-notice/customer-privacy-notice>



Cory Environmental Holdings Limited

May 2024

Date: 14 June 2024
Our ref: 478224
Your ref: EN010128



The Planning Inspectorate
National Infrastructure Directorate
Temple Quay House
Temple Quay
Bristol BS1 6PN

CoryDP@planninginspectorate.gov.uk

Customer Services
Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY

Dear Sir/Madam

NSIP Reference Name / Code: EN010128

Natural England's comments in respect of the Cory Decarbonisation Project

Examining Authority's submission deadline: 16 June 2024

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development. Please find our comments below.

For any further advice on this consultation please contact the case officer Jonathan Shavelar (redacted@naturalengland.org.uk) and copy to consultations@naturalengland.org.uk.

Yours faithfully

Jonathan Shavelar
Senior Officer
Thames Solent Area Team

Natural England's Relevant Representations

PART I: Summary and conclusions of Natural England's advice (Pages 2-5)

PART II: Natural England's comments on the Development Consent Order (DCO) (page 6)

Part I: Summary and conclusions of Natural England's advice

Summary of Natural England's advice

Overall, Natural England are satisfied that the proposals have mostly addressed the environmental issues within our statutory remit. We advise the one area which requires further information, to enable the examining authority to make an informed decision, relates to Protected Species Licencing.

The key concerns we have regarding protected species licencing are:

- The requirement for protected species licences for Water Voles

Additionally, we request further time to examine the matter of air quality impacts on Nationally Designated Sites.

Natural England's advice in these relevant representations is based on information submitted by Cory Environmental Holdings Limited (CEHL) in support of its application for a Development Consent Order ('DCO') in relation to the Cory Decarbonisation Project (*the project*).

Part I of these representations summarises what Natural England considers the main issues¹ to be in relation to the DCO application and indicate the principal submissions that it wishes to make at this point. Natural England will develop these points further as appropriate during the examination process. Natural England may have further or additional points to make, particularly if further information about the project becomes available.

Our comments are set out against the following sub-headings which represent our key areas of remit:

- Internationally designated sites
- Nationally designated sites
- Protected species
- Biodiversity net gain
- Nationally designated landscapes
- Soils and best and most versatile agricultural land
- Ancient woodland and ancient/veteran trees
- Connecting people with nature (National Trails, open access land and England Coast Path)
- Other valuable and sensitive habitats and species, landscapes and access routes

Our comments are flagged as red, amber or green:

- **Red** are those where there are fundamental concerns which it may not be possible to overcome in their current form.
- **Amber** are those where further information is required to determine the effects of the project and allow the Examining Authority to properly undertake its task and or advise that further information is required on mitigation/compensation proposals in order to provide a sufficient degree of confidence as to their efficacy.

¹ PINS NSIP Advice Note 11 Annex C sets out Natural England's role in infrastructure planning.

- **Green** are those which have been successfully resolved (subject always to the appropriate requirements being adequately secured).

Please note that in an effort to avoid unnecessary duplication of documentation, we have avoided commenting on each and every resolved environmental issue. If we have not commented on an issue identified within the ES as of negligible impact, it can be assumed we agree with the conclusion.

Natural England has been engaged by the applicant via our Discretionary Advice Service (DAS) for this project however, we have only met once in September 2023 to discuss the Habitats Regulations Assessment process. Since then, Natural England have responded to a Section 42 consultation in January 2024 (our ref 457982). We would welcome further engagement with the applicant.

Natural England have not been engaged with the applicant with regard to the production of a statement of common ground (SoCG).

Natural England have not received submission of any draft protected species licenses and as such have not been engaged regarding the production of a Letter of No Impediment for protected species licencing.

Topics marked red or amber should be considered significant issues which remain outstanding, and which Natural England advises should be addressed by CEHL and the Examining Authority as part of the examination process in order to ensure that the project can properly be consented. These are primarily issues on which further information would be required in order to allow the Examining Authority properly to undertake its task or where further work is required to determine the effects of the project.

Natural England will seek to continue discussions with CEHL to seek to resolve these concerns and agree outstanding matters in a Statement of Common Ground. Failing satisfactory agreement, Natural England advises that the matters set out may require consideration by the Examining Authority as part of the examination process.

The Examining Authority may wish to ensure that the matters set out in these relevant representations are addressed as part of the Examining Authority's first set of questions to ensure the provision of information early in the examination process.

2. The natural features potentially affected by this application

Internationally designated sites - GREEN

Natural England advise that we agree with the conclusion of Environmental Statement: 6.3 Appendix 7-3: Information to Inform a Habitat Regulations Assessment (March 2024).

Natural England is satisfied that 'green' issues are unlikely to result in adverse effects on the integrity of internationally designated sites, subject to delivery of the project in line with the presented design and evidence.

Nationally designated sites - AMBER

Inner Thames Marshes Site of Special Scientific Interest (SSSI) – Air Quality

Potential air quality impacts are discussed in 'Environmental Statement: 6.1 Chapter 7: Terrestrial Biodiversity' and evidence to inform this discussion is provided in 'Environmental Statement: 6.1 Chapter 5: Air Quality'.

Table 5-41 of 'Environmental Statement: 6.1 Chapter 5: Air Quality' shows that the proposal would result in a modelled potential contribution increase of 2.7% of the nitrogen CL for the Inner Thames Marshes SSSI. Paragraph 7.8.89 of Chapter 7 argues that because the CL is exceeded only for a habitat which makes up a small proportion of the SSSI, it can be considered negligible.

Natural England have not been able to fully investigate/assess the argument for low level of impact here and require further input from relevant colleagues and air quality specialists to better understand the presented data. We will aim to update our position on this matter as soon as possible.

Protected species - AMBER

It is understood that the applicant will be seeking our advice relating to potential water vole mitigation.

Natural England has not received submission of draft protected species licence applications for review. Without draft protected species licence applications we are unable to issue Letters of No Impediment.

Natural England has produced [Protected species and development: advice for local planning authorities \(gov.uk\)](https://www.gov.uk/guidance/protected-species-and-development-advice-for-local-planning-authorities) (standing advice) to help decision makers understand the impact of particular developments on protected species.

Biodiversity net gain

Natural England welcome the commitment to 10% Area Habitat Biodiversity Units and 13.71% increase in Watercourse Biodiversity Units within the site. We are not expecting to provide detailed advice on BNG at this time.

Other valuable and sensitive habitats and species, landscapes and access routes

Natural England note that there are a range of Local sites in close proximity to the proposal; Crossness Local Nature Reserve (LNR), Erith Marshes Metropolitan Site of Importance to Nature Conservation (MSINC), Belvedere Dykes Site of Importance for Nature Conservation (SINC) and River Thames and Tidal Tributaries MSINC. The ES should set out proposals for mitigation of any impacts and if appropriate, compensation measures and opportunities for enhancement and improving connectivity with wider ecological networks. They may also provide opportunities for delivering beneficial environmental outcomes.

Priority Habitats and Species are of particular importance for nature conservation and included in the England Biodiversity List published under section 41 of the Natural Environment and Rural Communities Act 2006. Most priority habitats will be mapped either as Sites of Special Scientific Interest, on the Magic website or as Local Wildlife Sites. Lists of priority habitats and species can be found [here](#). Natural England does not routinely hold species data. Such data should be collected when impacts on priority habitats or species are considered likely.

Consideration should also be given to the potential environmental value of brownfield sites, often found in urban areas and former industrial land. Sites can be checked against the (draft) national Open Mosaic Habitat (OMH) inventory published by Natural England and freely available to [download](#). Further information is also available [here](#).

An appropriate level habitat survey should be carried out on the site, to identify any important habitats present. In addition, ornithological, botanical, and invertebrate surveys should be carried out at appropriate times in the year, to establish whether any scarce or priority species are present.

The ES should include details of:

- Any historical data for the site affected by the proposal (e.g. from previous surveys)
- Additional surveys carried out as part of this proposal
- The habitats and species present
- The status of these habitats and species (e.g. whether priority species or habitat)
- The direct and indirect effects of the development upon those habitats and species
- Full details of any mitigation or compensation measures
- Opportunities for biodiversity net gain or other environmental enhancement

3. Natural England's overall conclusions

The main issues raised by this application relate to Internationally Designated Sites, Nationally Designated Sites, and Protected Species Licencing.

The provided shadow HRA has been taken through to a Stage 2 assessment which provides the competent authority with certainty that the Epping Forest SAC would not suffer an adverse effect on its integrity, and Natural England agree with these conclusions. We also agree with the scope and conclusions of the earlier Screening assessment.

We request more time to further assess whether or not the proposal has the potential to impact Nationally Designated sites through changes to air quality.

We require further information on Protected Species Licensing.

PART II: Natural England's comments on the Draft Development Consent Order (DCO)

Natural England have not advised that any specific Requirements are necessary to ensure potential impacts to Internationally and Nationally designated sites are avoided or mitigated.

We welcome the inclusion of Requirements such as the Code of construction practice (7), the Landscape, biodiversity, access and recreation delivery strategy (12), Surface and foul water drainage (13), Operational environmental management plan (14), Jetty works environmental design scheme (16), and the Decommissioning environmental management plan (23), but we have not provided detailed comments at this time as they do not relate to the prevention or avoidance of impact to designated sites.