



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

Geoff Underwood  
Examining Authority  
National Infrastructure Planning  
Temple Quay House  
2 The Square  
Bristol,  
BS1 6PN

Our Ref: CDP/PREEX/5

22 October 2024

Dear Mr Underwood,

**EN010128: APPLICATION BY CORY ENVIRONMENTAL HOLDINGS LIMITED (CEHL) FOR AN ORDER GRANTING DEVELOPMENT CONSENT FOR THE CORY DECARBONISATION PROJECT – PROCEDURAL DEADLINE A SUBMISSION**

I write in response to the Examination Authority's ('ExA') Rule 6 Letter [PD-005] dated 7 October 2024, and to Procedural Deadline A contained within it.

**Examination Procedure**

The Applicant has no comments on the proposed examination procedure including the deadline timetable and the use of virtual methods, save that it would ask that the release of Questions on 20 December could happen by 1pm that day, to enable the Applicant (and Interested Parties) to prepare to answer the questions before the Christmas break.

It is also confirmed that the Applicant and its representatives intend to attend each and all of the Preliminary Meeting, Open Floor Hearings, Issue Specific Hearing 1, and the Compulsory Acquisition Hearing 1 scheduled on 5, 6 and 7 November 2024 respectively. The following members of the team are anticipating/will be available to speak at the respective hearings:

**Preliminary Meeting:**

- Pinsent Masons: [REDACTED]
- The Applicant: [REDACTED]

#### Open Floor Hearing:

- Pinsent Masons [REDACTED]
- The Applicant: [REDACTED]

Issue Specific Hearing 1 - Scope of the proposed development, alternatives, and environmental effects will be:

- Counsel: [REDACTED]
- Pinsent Masons: [REDACTED]
- The Applicant: [REDACTED]
- WSP: [REDACTED]
- LDA Design: [REDACTED]
- Ardent: [REDACTED]

#### Compulsory Acquisition Hearing 1:

- Counsel: [REDACTED]
- Pinsent Masons: [REDACTED]
- The Applicant: [REDACTED]
- Ardent: [REDACTED]
- WSP: [REDACTED]

The Applicant notes that at Issue Specific Hearing 1, it will be preparing slides that will contain extracts/snips of relevant application documents to show on screen to help illustrate its explanations and will liaise with the case team to enable this. No new information, submission, or different presentation of existing submissions will be contained within those slides.

### **Notice of Open Floor Hearing, Issue Specific Hearing, and Compulsory Acquisition Hearing**

Please find attached as Appendix A, a copy of the Notice that was placed on the Applicant's website on 15 October 2024.

### **Responses to Relevant Representations**

A response to Relevant Representations document [AS-043] setting out the Applicant's response to the points raised by Interested Parties was submitted to the ExA on 25 September 2024.



## **Initial Statements of Common Ground ('SoCG') and Statement of Commonality**

The Applicant is pleased to submit a Statement of Commonality (**Document reference 9.5**) which provides the ExA with the current position on the SoCG (including the additional parties requested in the Rule 6 letter).

## **Trackers**

In response to the ExA's request, please find attached the Applicant's Draft Land Rights Tracker (**Document reference 9.4**). Please note that this tracker has slight amends from the template provided to the Applicant:

- The workbook only has one sheet.
- With the exception of three (3) Category 2 interests being ASDA Stores Limited, Alaska Propco GP 2 Limited and Alaska Propco Nominee 2 Limited (due to there being ongoing land discussions with these Interested Parties), the tracker only tracks Category 1 interests. This is because the Category 2 interests are either mortgagees, Category 3 interests, Cory related entities, or are statutory undertakers protected by the Protective Provisions in the DCO and from whom no comments have been received.
- This application has no 'Unique reference number' for Interested Parties so that column has been deleted.
- The column dealing with the powers sought has been renamed to reflect the DCO article headings.
- For special considerations, the information is provided in one column.

The Applicant also notes the requests for other trackers within the Rule 6 Letter and confirms it will progress these. At this stage it is unlikely that the Policy tracker will be submitted at Deadline 1, as it is understood that there will be no update from Government in that time.

It is hoped that the submission of this documentation will assist the ExA in preparing for the Examination.



Yours sincerely,

[Redacted Signature]

Richard Wilkinson  
Project Director  
Email: [decarbonisation@corygroup.co.uk](mailto:decarbonisation@corygroup.co.uk)  
Phone: 0330 838 4254  
Post: FREEPOST CORY CCS



## **APPENDIX A: Notice of Open Floor Hearing, Issue Specific Hearing, and Compulsory Acquisition Hearing**

## CORY DECARBONISATION PROJECT DEVELOPMENT CONSENT ORDER

Planning Inspectorate Reference Number: EN010128

### Rule 13(6) Infrastructure Planning (Examination Procedure) Rules 2010

#### Notice of Open Floor Hearing, Issue Specific Hearing, and Compulsory Acquisition Hearing

Notice is hereby given that, at the dates, times and locations set out below, the following Hearings will be held by the Planning Inspectorate (on behalf of the Secretary of State for Energy Security and Net Zero) in respect of the 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 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.

| Hearing                          | Date                      | Time                    | Venue  |
|----------------------------------|---------------------------|-------------------------|--|
| Open Floor Hearing               | Tuesday 5 November 2024   | Hearing starts 2 pm     | Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ |
| Issue Specific Hearing 1         | Wednesday 6 November 2024 | Hearings start 10.00 am | Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ |
| Compulsory Acquisition Hearing 1 | Thursday 7 November 2024  | Hearings start 10:00 am | Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ |

The hearings will also be held as virtual events using Microsoft Teams, and it will be possible to join them via any standard internet browser or alternatively by telephone dial-in. Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered. If you require assistance with registering your attendance, please contact the Case Team at [CoryDP@planninginspectorate.gov.uk](mailto:CoryDP@planninginspectorate.gov.uk), or by calling 0303 444 5000.

The Pre-Examination Procedural Deadline and subsequent Deadlines are set out in the Examination Timetable, available to view in the Rule 8 Letter on the project page of the Infrastructure Planning website <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128>.

Any further hearings will be publicised as required by the Examining Authority and by the Infrastructure Planning (Examination Procedure) Rules 2010.

### **Summary of the Project:**

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.

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 CO<sub>2</sub>; 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.

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 Planning Act 2008 on 6 October 2022.

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.

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>

### **Copies of Application Documents**

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 be available on the website throughout the examination period. Further information can also be obtained from the Applicant using the following contact details:

- Email [decarbonisation@corygroup.co.uk](mailto:decarbonisation@corygroup.co.uk)
- Post: FREEPOST CORY CCS
- Online: [www.corydecarbonisation.co.uk](http://www.corydecarbonisation.co.uk)
- Telephone: 0330 838 4254.

SPECIMEN