

## Application by Cory Environmental Holdings Limited (CEHL) for an Order Granting Development Consent for the Cory Decarbonisation Project

### Detailed agenda for Issue Specific Hearing 1 (ISH1) on alternatives, mitigation and environmental matters

Notification of the date, time and venue for ISH1 was provided in the Examining Authority's (ExA) letter dated 7 October 2024 [[PD-005](#)].

Hearing	Date and Time	Location
ISH 1	<p><b>Wednesday 6 November 2024</b></p> <p><b>Meeting start time: 10.00am</b></p> <p>Arrangements Conference (for online attendees): 9.30am</p>	<p>Blended event at <b>Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath DA6 7JZ</b> and <b>online using Microsoft Teams</b></p> <p>Full instructions on how to join online or by phone will be provided in advance to those who have pre-registered.</p>

#### Attendees:

**The Applicant, London Borough of Bexley Council and Interested Parties who have pre-registered**

<b>09.15am</b>	Registration and seating available at venue for in-person attendees
<b>09.30am</b>	<p><b>Online Registration Process</b></p> <p>Please arrive at 09.30am to enter the virtual lobby. From here you will be admitted to the virtual meeting by the Case Team, greeted and given further instructions.</p>
<b>Agenda for ISH 1</b>	
<b>Item 1</b>	<b>Welcome, ExA's preliminary remarks, purpose of the Hearing and Introductions</b>
<b>Item 2</b>	<p><b>Alternatives (please see notes below)</b></p> <p>2.1 The Applicant to briefly summarise the approach to alternatives with particular reference to terrestrial Development Zone option assessment and selection process.</p>

	<p>2.2 The Applicant to advise of any update on parameters for the proposed Jetty including implications for the existing former Belvedere Power Station Jetty.</p> <p>Each item followed by ExA's questions.</p>
<b>Item 3</b>	<p><b>On and off-site mitigation and compensation (please see notes below)</b></p> <p>The Applicant to briefly summarise the approach to on and off-site natural environment mitigation and compensation, including:</p> <p>3.1 The approach to off-site proposals at the proposed 'BNG Opportunity Area' at former Thamesmead Golf Course;</p> <p>3.2 Overall approach to the Application site; and,</p> <p>3.3 Implications of the anticipated form of the flue gas supply ductwork to the east and south of Riverside 2 and the effect on those parts of the Application site presently part of the Crossness Local Nature Reserve (LNR).</p> <p>Each item followed by ExA's questions.</p>
<b>Item 4</b>	<p><b>Environmental matters (please see notes below)</b></p> <p>The Applicant to briefly summarise the current situation with respect to:</p> <p>4.1 Any existing management plans, regimes or obligations in place on parts of the Application site or offsite land including the LNR, Norman Road Field and the proposed 'BNG Opportunity Area' at former Thamesmead Golf Course;</p> <p>4.2 Implications of mitigation and compensation for impacts of other development elsewhere which may have been carried out on the Application site; and,</p> <p>4.3 Implications of any mitigation and compensation in terms of land management and ecology within the Application Site in respect of any requirements or similar relating to Riverside 1 and 2 developments.</p> <p>Each item followed by ExA's questions.</p>
<b>Item 5</b>	<b>Any other business</b>
<b>Item 6</b>	<b>Review of issues and actions arising</b>
<b>Close of the Issue Specific Hearing</b>	

## **Notes to assist the Applicant, London Borough of Bexley Council and other participants.**

Although the Hearing is intended as an overview of approaches, there are a number of detailed aspects that it would be particularly helpful for the ExA to understand and explore at the start of the Examination.

### **Agenda items and additional notes:**

2.1 Technical implications and limitations of flue gas ducting routing, and effect on site selection.

2.1 In respect of the 'East Zone' option outlined in the Terrestrial Site Alternatives Report [APP-125]:

Reasons for orientating East Zone extending parallel to the river rather than extending south;

Explanation of how the economic impacts were assessed and compared;

Expansion of the reasoning that there would be incompatibility of safe movement of vehicles and personnel with the route of footpath FP4; and,

Expansion of what the implications of the 'extensive pipework' crossing FP4 would be.

2.2 In light of the notification of a change request relating to the specifications of the proposed Jetty, any update on parameters for the Jetty including implications for the existing former Belvedere Power Station Jetty (including trestle and dolphins).

3.1 The spatial implications for the former Thamesmead Golf Course including in terms of location and extent of any anticipated works.

3.1 Any other development proposals there may be that might affect land at former Thamesmead Golf Course.

3.1 What existing proposals are in respect of natural environment management at former Thamesmead Golf course.

3.1 The basis for Biodiversity Net Gain (BNG) calculations and proposals in terms of whether these relate just to any effects of the Application or whether they take other developments which may rely on land within the Application site into account.

3.2 The implications of the Outline Landscape, Biodiversity and Recreation Delivery Strategy (LaBaRDS) identifying the former Belvedere Power Station Jetty as a bird nesting feature and the flexibility of works proposed that could include the removal of the structure.

3.3 What the likely form, configuration etc. of the flue gas supply ductwork proposed to the south and west of Riverside 1 and 2 would be, and treatment of the land they would occupy.

4.1 The Outline LaBaRDS refers to, and appends, the “Thames Water site management plan 2016–2020 - Crossness Nature Reserve & Crossness Southern Marsh” (the LNR Management Plan). Any implications of this for the existing LNR and proposed extended LNR within the Application site and those areas that would remain outside the Application site, including any differences in management approach and physical works.

4.1 The implications and arrangements for any proposals that may be delivered through the Application relating to the former Thamesmead Golf course on any management arrangements that are in place and any future proposals.

4.2 Implications for the mitigation for the Thames Water Incinerator development in light of the proposal to: incorporate part of the LNR within the Application site; abrogate that part of the planning obligation that it was subject to; and to provide mitigation or compensation for the proposed development including part of the LNR. Explanation of how that part of the LNR within the Application site would provide mitigation or compensation for both that existing, and the proposed, development.

4.2 Other developments, other than the Thames Water incinerator, that may rely in any way, on any of land with the Application site, for example the LNR Management Plan and Relevant Representations refer to such a role for the Norman Road Field.

4.3 Any requirements, conditions or similar provisions including any mitigation on the Application site. For example, any environmental enhancement, landscaping or management, what form this took, or would take in the absence for the proposed development. What any implications for such mitigation would be as a result of the proposed development and the approach in the Outline LaBaRDS etc.