



Planning Inspectorate

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To: All Interested Parties

Our Ref: EN010128

Date: 13 January 2025

Planning Act 2008 (as amended) and The Infrastructure Planning (Examination Procedure) Rules 2010 (as amended) – Rules 13 and 16

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

Notification of Hearings and of Accompanied Site Inspection

The Examination Timetable at Annex A of the Examining Authority’s (ExA) Rule 8 letter [[PD-006](#)], dated 18 November 2024, included reserved dates for Hearings and an Accompanied Site Inspection (ASI).

We are now writing to advise you that the following Hearings will be held under Sections 91 and 92 of the Planning Act 2008. We also advise you that an ASI will be held under Rule 16 of the Infrastructure Planning (Examination Procedure) Rules 2010.

Important details are set out at **Annex A** (Hearings) and **Annex B** (ASI) to this letter, with preliminary agendas and general arrangement details for the Hearings attached at **Annex C** for the Compulsory Acquisition Hearing and **Annex D** for the Issue Specific Hearing into the draft Development Consent Order.

Hearing	Date	Start time	Location
Compulsory Acquisition Hearing 2 (CAH2)	Tuesday 11 February 2025	Registration and seating available from: 08:45am Online Registration Process from: 09:00am* Event start: 09.30am**	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath DA6 7JZ and Online using Microsoft Teams
Issue Specific Hearing 2 (ISH2) draft Development Consent Order (dDCO)	Wednesday 12 February 2025	Registration and seating available from: 08:45am Online Registration Process from: 09:00am*	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath DA6 7JZ

		Event start: 09.30am**	and Online using Microsoft Teams
Event	Date	Start Time	Meeting Place
Accompanied Site Inspection (ASI)	Thursday 13 February 2025	Safety briefing from the Applicant and introduction by the ExA: 08.45am for 09.00am start	Footway on west side of Norman Road, opposite vehicle entrance to ASDA complex.
<p>NOTES:</p> <p>If any of the above Hearings are no longer required, then notification will be published as soon as practicable on the project webpage of the National Infrastructure Planning website, providing reasonable notice to Interested Parties of the decision to cancel.</p> <p>* Full instructions on how to join online or by telephone will be provided in advance of the meeting to those who have pre-registered to participate.</p> <p>** If you are joining as an active participant, please follow the joining instructions for the online event carefully and connect to the Hearing in good time. In common with traditional Hearings, the event will start on time irrespective of any late arrivals, for whom access may not be possible.</p>			

Applicant's notification duties

The Applicant is reminded of its duty to notify and publicise hearings under Rule 13(6) and 13(7) of The Infrastructure Planning (Examination Procedure) Rules 2010.

Format of Hearings

ISH2 and CAH2 will be held as blended events. This means that they will take place at the above address, and also online using Microsoft Teams. Please inform us if you plan to attend these hearings either online or in person (even if you do not wish to speak), by **Tuesday 4 February 2025**.

ASI

A finalised itinerary and timetable for the ASI will be published on the [project webpage](#) of the National Infrastructure website no later than 5 working days before the ASI is due to take place.

If you are unsure as to whether you or the organisation you represent should attend any of the above-mentioned events (hearings and/or the ASI), please contact the Case Team.

The Examination Timetable made provision for a second Open Floor Hearing (OFH) if required during the week commencing 10 February 2025. No requests to be heard at such

a hearing were received by the required Deadline 1. Consequently, a second OFH is not necessary and will not be held.

If you have any further queries, please do not hesitate to contact the Case Team
corydp@planninginspectorate.gov.uk.

Yours faithfully

Geoff Underwood

Examining Authority

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to the Planning Inspectorate.

Purpose of Hearings

Please refer to the Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#) for information about the purpose of Issue Specific and Compulsory Acquisition Hearings.

Registration and requests to participate in Hearings

For those who have not already registered or notified the Examining Authority (ExA) of a wish to speak at the Hearings, requests to participate should be made by email (corydp@planninginspectorate.gov.uk) or by using the [Event Participation Form](#) by Tuesday 4 February 2025 if you intend to participate in the Hearings and provide all the information requested.

If you have any difficulty completing the form please contact the Case Team.

Please note that by attending the event either in person or online you are agreeing to be filmed for the purposes of the online live stream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team in advance to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

Any request to participate in a Hearing should include the following information:

- Name and unique reference number (found at the top of any letter or email from the Planning Inspectorate);
- email address (if available) and contact telephone number;
- name and unique reference number of any person/organisation that you are representing (if applicable);
- confirmation of whether you will participate online or in-person;
- confirmation of the Hearing(s) you wish to participate in and brief details of the topic(s) that you would like to raise;
- for the Compulsory Acquisition Hearing, the plot number(s) of the relevant land provided in the Book of Reference [[REP2-006](#)] and the Land Plans [[AS-052](#)]; and
- the [Examination Library](#) reference number (with paragraph/page number where appropriate) of any documents you wish to refer to.

Joining instructions for Hearings will be issued by the Case Team via email shortly before the Hearing dates.

Please contact the Case Team if you require any support or assistance to attend any Hearing, either online or in person.

If you simply wish to observe either of the Hearings then you can either:

1. Watch a livestream of the event - a link to the livestream will be made available on the [project webpage](#) shortly before the event is scheduled to begin; and/or
2. Watch the recording of the event which will be published on the [project webpage](#) shortly after the event has finished.

Alternatively, you can attend the physical event at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to observe only by **Tuesday 4 February 2025** using the [Event Participation Form](#). Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **Tuesday 4 February 2025**.

Hearing Agendas

More detailed agendas will be prepared after the receipt of representations and responses at Deadline 3. Preliminary agendas are provided in Annexes C and D. The Agendas and any detailed arrangements for the Hearings will be published on the [project webpage](#) at least five working days before the Hearings. However, the actual Agenda on the day of each Hearing may be subject to change at the ExA's discretion.

Procedure at Hearings and Post Hearing submissions

The procedure to be followed at Hearings is set out in The Infrastructure Planning (Examination Procedure) Rules 2010.

Participation in a Hearing will be subject to the ExA's powers of control. It is for the ExA to determine how the Hearing will be conducted, including the time allowed at the Hearing for the making of a person's representations. The Hearing will be managed in the interests of ensuring fair access to the Hearing for all parties, and to ensure that the submissions of all invited persons are fully heard within the allotted time. For the Issue Specific Hearing Interested Parties may be invited to make oral representations at the Hearing on the specific issues being examined at the Hearing as set out in the Agenda.

All Hearings are recorded. The recordings and transcripts will be made available on the [project webpage](#) as soon as practicable following the Hearing. The recordings allow any member of the public who is interested in the application and the Examination to find out what has been discussed at a Hearing. It is therefore important to note that anyone speaking at the Hearing will need to introduce themselves, including any organisation or groups that they represent, **each time they speak** to ensure that someone listening to the recording after the Hearing is clear who was speaking.

As the recordings are retained and published, they form a public record that can contain personal information to which the General Data Protection Regulation applies. Please refer to our [Privacy Notice](#) for further information. Participants must do their best to avoid making public any information which they would otherwise wish to be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point should ask the Case Team for guidance before they place personal and private information into the public domain. The Planning Inspectorate's practice is to publish the recordings and transcripts and retain them for a period of five years from the Secretary of State's decision on the Development Consent Order (DCO). If you actively participate in the Hearing, it is important that you understand that you will be recorded and that the recording and transcript will be made available in the public domain.

The evidence presented orally at Hearings should be included in post Hearing submissions and submitted at the relevant deadline in the [Examination timetable](#).

Accompanied Site Inspection (ASI)

Please note that the Examining Authority's (ExA) inspection of sites is **not** an opportunity to provide any oral representations on the project or discuss evidence. It is an opportunity for the ExA to look at the physical features that can be seen on, or from, the sites. Participants may be invited by the ExA to point out specific features or sites of interest.

Joining the ASI

Notification of a wish to attend the ASI is required by **Deadline 3** (Friday 17 January 2025), as set out in the Examination timetable attached to my Rule 8 letter [[PD-006](#)], dated 18 November 2024. For those that have registered to attend the ASI we will use the contact details you have provided to notify you in the event that the ASI is running late or needs to be cancelled with minimal notice.

Please note that the ASI will be conducted on foot. Attendees will need to make their own way to the meeting point.

The meeting point is adjacent to a road and attendees are asked to take care when assembling.

Attendees are asked to assemble promptly as the ExA will not wait for parties who are not present at the start time.

For logistical and safety reasons, capacity on the ASI may be limited. Priority will be afforded to the Planning Inspectorate staff, the Applicant, Local Authorities and relevant Statutory Parties. In the case of a large number of attendees any Interested Parties who express a wish to attend the ASI for its duration may be contacted by the Case Team to discuss the option of meeting the ExA at relevant locations in the itinerary instead.

The ExA intends to largely follow the itinerary suggested by the Applicant in their Draft ASI Itinerary [[REP2-023](#)] albeit there may be some changes to locations and timings. However, the final itinerary and timetable for the ASI will be published on the [project webpage](#) at least five working days in advance.

Clothing

The inspection is likely to include some walking on uneven or wet ground. The Planning Inspectorate therefore advises attendees to wear clothing that is appropriate for the time of year and weather, as well as sturdy footwear. The Applicant advises that at some locations visitors will be required to walk through operational facilities, and therefore high-visibility tabards (to be worn over own coats) and other personal protective equipment will be provided, if and as required.

Sites on private land

Access onto private land is at all times by permission of the person controlling it; occupiers and landowners may refuse to allow some persons accompanying the ExA onto their land. Under those circumstances, the ExA will decide whether or not to proceed with that part of the inspection and may ask those refused access to wait outside.

The Applicant is requested to make the necessary arrangements with the relevant landowners or occupiers to enable access to those areas not publicly accessible including the enclosed part of the Crossness Local Nature Reserve and, if necessary, Munster Joinery (UK) Ltd premises.

Refreshments and welfare

Please note refreshments will not be provided. Further information regarding the availability of toilet facilities is being sought and will be provided with the final timetable.

Cancellations

Please note that in the unlikely event that the ASI is cancelled the Case Team shall endeavour to contact attendees beforehand, but we ask that you regularly check the [project webpage](#).

Further information about Site Inspections can be found in the Planning Inspectorate's Advice for members of the public: [The stages of the NSIP process and how you can have your say](#).

Compulsory Acquisition Hearing 2

Background and Purpose of the Compulsory Acquisition Hearing (CAH)

The purpose of this CAH is to assist in the examination of the Applicant's case for Compulsory Acquisition (CA) and Temporary Possession (TP) and to enable the Examining Authority (ExA) to hear oral representations from Affected Persons (APs) if they have requested to be heard. This follows an initial CAH held at the start of the Examination which considered a high level overview of the Applicant's case and some specific detailed questions from the ExA.

All APs are welcome to attend the hearing.

Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required.

The preliminary agenda below is indicative and for guidance only and has been prepared in advance of representations and responses anticipated at Deadline 3 which may influence issues to be considered. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Furthermore, the ExA may wish to raise other matters arising from submissions and pursue lines of inquiry in the course of the discussion which are not on the agenda. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

Subject to the ExA's power of control over the conduct of the CAH2, the ExA will invite relevant parties to make an oral submission at the appropriate point in the agenda. Every effort will be made to ensure that the issues will be discussed on the day. Should the consideration of these issues take less time than anticipated, the ExA may conclude the CAH2 as soon as all relevant contributions have been made and all questions asked and responded to.

If there are additional matters to be dealt with or there are submissions that take a considerable amount of time, it may be necessary to prioritise matters and defer others to further written questions. It is not expected that CAH2 will go on beyond 5pm.

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the ExA that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA.

Preliminary agenda

1	Welcome, introductions, purpose of, and arrangements for the Hearing
2	Review of Compulsory Acquisition (CA) and Temporary Possession (TP) powers sought and progress update 2.1 The Applicant to provide a very brief summary of provisions in the draft Development Consent Order.

	2.2 The Applicant to provide an update on progress of, and likely conclusion to, negotiations and summarise the position of those plots where there has not been agreement, as anticipated to be indicated in the Applicant's Deadline 3 response to ExA's Questions, Annex A: Objections of CA and TP List.
3	<p>Affected Persons who requested a CAH and wish to make oral representations</p> <p>3.1 Iron Mountain</p> <p>3.2 Peabody Trust and Tilfen land Ltd (jointly represented)</p> <p>3.3 Thames Water Utilities Ltd</p> <p>3.4 Port of London Authority (to be confirmed)</p> <p>3.5 Western Riverside Waste Authority</p> <p>3.6 Landsul Ltd and Munster Joinery (UK) Ltd (jointly represented)</p>
4	<p>Any other Affected Persons wishing to make oral representations</p> <p>If required, this is an opportunity for any individuals or organisations who are Affected Persons to make a further representation in addition to any submissions which are already in the Examination.</p>
5	Any other requests to speak
6	Any other matters
7	<p>Review of issues and actions arising</p> <p>Applicant is to provide a summary of Action Points arising out of CAH2</p>
Close of the Compulsory Acquisition Hearing	

Issue Specific Hearing 2

Background and Purpose of the Issue Specific Hearing (ISH)

The main purpose of ISH2 into the draft Development Consent Order (dDCO) is to undertake an examination of the dDCOs Articles and Schedules. In particular the Examining Authority (ExA) is seeking to:

- Clarify issues around how the dDCO is intended to work – what would be consented, the extent of the powers and what requirements, provisions and agreements are proposed.
- Identify any possible issues of prevention, mitigation or compensation which are not covered by the dDCO, as currently drafted.
- Establish or confirm the views of other Interested Parties as to the appropriateness, proportionality or efficacy of the proposals if not satisfactorily resolved in written submissions.

Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required.

The preliminary agenda below is indicative and for guidance only and has been prepared in advance of representations and responses anticipated at Deadline 3 which may influence issues to be considered. It is not designed to be exclusive or exhaustive. The ExA may add other issues for consideration, may alter the order in which issues are considered and will seek to allocate sufficient time to each issue to allow proper consideration of them. Furthermore, the ExA may wish to raise other matters arising from submissions and pursue lines of inquiry in the course of the discussion which are not on the agenda. Any lack of discussion of a particular issue at a hearing does not preclude further examination of this issue, including the asking of further written questions.

Subject to the ExA's power of control over the conduct of ISH2, the ExA will invite relevant parties to make an oral submission at the appropriate point in the agenda. Every effort will be made to ensure that the issues will be discussed on the day. Should the consideration of these issues take less time than anticipated, the ExA may conclude ISH2 as soon as all relevant contributions have been made and all questions asked and responded to.

If there are additional matters to be dealt with or there are submissions that take a considerable amount of time, it may be necessary to prioritise matters and defer others to further written questions.

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the ExA that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA.

Attendees

It would be particularly helpful if the London Borough of Bexley Council could attend ISH2.

Preliminary agenda

1	Welcome, introductions, purpose of, and arrangements for the Hearing
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2	Articles and Schedules of the draft Development Consent Order (dDCO)
3	Schedule 2 of the dDCO - Requirements
4	Article 46 of the dDCO – Certification of plans etc.
5	Consents, licences and other agreements, including how the Proposed Development will interact with other Planning Consents
6	Any other matters
7	Review of issues and actions arising Applicant is to provide a summary of Action Points arising out of ISH2
Close of the Issue Specific Hearing	