



STATEMENT OF COMMON GROUND – MR PERCY ANDERSON

DECARBONISATION

Cory Decarbonisation Project

PINS Reference: EN010128

January 2025


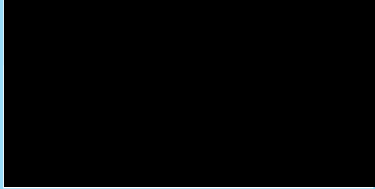
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	Mr Anderson	Cory Environmental Holdings Limited (the Applicant)
Signed		
Printed Name	Percy Anderson	Richard wilkinson
Title		Project Director
On behalf of	Mr Percy Anderson	Cory Environmental Holdings Limited
Date	08 January 2025	08 January 2025

CORY

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1. INTRODUCTION

1.1. Parties

- 1.1.1. The “Parties” to this Statement of Common Ground (‘SoCG’) are Cory Environmental Holdings Limited (‘the Applicant’) and Mr Percy Anderson (‘Mr Anderson’).

1.2. Purpose of this Statement of Common Ground

- 1.2.1. This SoCG has been prepared by the Applicant to inform the Examining Authority of the matters agreed and, if applicable, the matters yet to be agreed, between the Parties in relation to the Development Consent Order (‘DCO’) application for the Cory Decarbonisation Project (‘the Proposed Scheme’).

1.3. Background and Description of the Proposed Scheme

- 1.3.1. The Applicant has applied to the Secretary of State for Energy Security and Net Zero under the Planning Act 2008 for powers to construct, operate, maintain and decommission a carbon capture facility to capture carbon dioxide from energy from waste facilities Riverside 1 and Riverside 2 (at the time of writing, construction for Riverside 2 is ongoing) at the Applicant’s existing facility on Norman Road (‘the Riverside Campus’), in the London Borough of Bexley (‘LBB’).
- 1.3.2. The application was submitted to the Planning Inspectorate on 20 March 2024 and was accepted for Examination on 18 April 2024.
- 1.3.3. The Proposed Scheme is described in **Chapter 2: Site and the Proposed Scheme (Volume 1)** of the **Environmental Statement (APP-051)** and the principal elements include:
- the Carbon Capture Facility (including its associated supporting plant and ancillary infrastructure);
 - a Proposed Jetty to allow for export of the captured carbon by vessel;
 - a Mitigation and Enhancement Area;
 - Temporary construction compounds; and
 - Utilities Connections and Site Access Works.

1.4. Mr Andersons’s Interest

- 1.4.1. The Applicant has engaged and consulted with Mr Anderson because Mr Anderson is the owner of a grazing tenancy across the following land plots listed in the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-052)**: 1-004, 1-013, 1-015, 1-018, 1-029 and 1-031.
- 1.4.2. These land plots are primarily comprised of grazing marsh, grassland, wetland and ditches to the west of Norman Road.



1.4.3. The Grazing Tenancy relating to Land at Norman Road, Thamesmead, Kent ('the Grazing Tenancy') was provided to the applicant in a redacted form from the landlord, namely Tilfen Land Limited (company number 3685753) ("Tilfen"). Through correspondence with Mr Anderson the Applicant has confirmed it was granted to Mr Anderson.

2. RECORD OF ENGAGEMENT

2.1.1. A summary of the key meetings and key correspondence between the Parties can be found in the table below.

Table 1. Record of Engagement

Date	Form of Correspondence	Summary of Matters Dealt with in Correspondence / Meetings
28/11/2023	Meeting	Meeting (and site walk) held with Mr Anderson to introduce the Proposed Scheme, to understand Mr Anderson's history and use of the Norman Road Field, and to discuss Mr Anderson's comments and views regarding the Proposed Scheme. The Applicant also shared the statutory consultation brochure with Mr Anderson.
05/01/2024	Letter	Letter sent to Mr Anderson confirming the Applicant's approach to Data Protection and use of Mr Anderson's contact details.
23/04/2024	Letter	Letter sent to Mr Anderson to confirm that the DCO Application has been accepted for examination.
07/08/2024	Letter	Letter sent to Mr Anderson attaching the Grazing Tenancy.
12/08/2024	Phone Call - Answered	Mr Anderson explained the Grazing Tenancy was not received in the post. The Applicant agreed to resend the Grazing Tenancy for Mr Anderson to review.
16/08/2024	Phone Call - Answered	Mr Anderson confirmed he holds the Grazing Tenancy. The Parties agreed to arrange to meet again in September to update on the Proposed Scheme.
19/09/2024	Phone Call - Answered	The Parties agreed to meet on site on 26.09.2024.
26/09/2024	Meeting	Site meeting between the Applicant and Mr Anderson to discuss timescales for the Proposed Scheme, the Grazing Tenancy



Date	Form of Correspondence	Summary of Matters Dealt with in Correspondence / Meetings
		and points to be noted within the Statement of Common Ground.
04/10/2024	Letter	Letter sent to Mr Anderson with Design Approach Document (APP-044, APP-045 and APP-046) and Outline Landscape, Biodiversity, Access and Recreation Delivery Strategy (REP1-012), along with meeting notes from the site meeting on the 26.09.2024.
09/10/2024	Letter	Letter sent to Mr Anderson enclosing the Examining Authority’s Rule 6 letter.
21/11/2024	Correspondence	Mr Anderson confirmed to Ardent on behalf of the Applicant his change of primary address.
22/11/2024	Letter	Letter sent to Mr Anderson enclosing a draft SoCG for Mr Anderson to review and consider, and offering a further site meeting to discuss the matters covered in it, in further detail.
12/12/2024	Correspondence and letter	Exchange of correspondence between Ardent on behalf of the Applicant and Mr Anderson. Mr Anderson noted issue with motorcross bikes accessing the Norman Road field and Ardent proposed wording to deal with the issue of vehicle intrusion in an updated SoCG, which was subsequently sent by letter on 12.12.2024.
06/01/2025	Correspondence and letter	Exchange of correspondence between Ardent on behalf of the Applicant and Mr Anderson. Mr Anderson confirmed receipt of the letter correspondence. Having reviewed the updated SoCG, both Mr Anderson and the Applicant are agreed to sign the SoCG electronically. A copy of the SoCG to be signed was sent by letter on 07.01.25.

2.1.5. The Parties remain in regular communication.

3. MATTERS AGREED BETWEEN THE PARTIES

3.1. Introduction

3.1.1. The Parties are agreed on the points set out in this section.

3.2. Matters Agreed

3.2.1. Mr Anderson holds the Grazing Tenancy over the following land plots listed in the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-052)**: 1-004, 1-013, 1-015, 1-018, 1-029 and 1-031 ('the Land').

3.2.2. Tilfen is listed as the landlord in the Grazing Tenancy, and Mr Anderson is the tenant.

3.2.3. The term of the Grazing Tenancy is a period of one year from and including the date of the Grazing Tenancy, and thereafter from year to year until terminated by either Mr Anderson or Tilfen on at least six months' prior written notice (to expire at any time).

3.2.4. The Applicant is seeking to acquire the Land from Tilfen and the terms of said acquisition are subject to the Grazing Tenancy. In the event the Proposed Scheme is implemented and the Land is acquired from Tilfen and the Grazing Tenancy is still in place, then the Applicant would become Mr Anderson's landlord.

3.2.5. The Applicant is also seeking to improve the quality and condition of the habitat on the Land through the Proposed Scheme.

3.2.6. When the Applicant has completed its planned improvements to the Land it intends to dedicate it as a Nature Reserve. Mr Anderson would be in favour of this proposed dedication.

3.2.7. The Grazing Tenancy includes provision for five horses but Mr Anderson has explained there are currently three horses on the Land, and he could adjust horse numbers further or contain them within a smaller area with enough advance notice in order to allow improvements to the Land to take place.

3.2.8. Mr Anderson confirmed at the site meeting on 26 September 2024 that the Land does not have a water supply and would benefit from having one. The Applicant is aware of Thames Water Utilities Limited's services in the highway.

3.2.9. The **Outline Landscape, Biodiversity, Access and Recreation Delivery Strategy ('LaBARDS') (REP1-012)** presents an appropriate approach for the Land that suitably accommodates Mr Anderson.

4. MATTERS UNDER DISCUSSION

4.1. Introduction

4.1.1. The Parties continue to discuss the matters set out in this section. It is expected that these matters would continue to be discussed after the Examination as they would form part of the detailed design process.

4.2. Matters Under Discussion

- 4.2.1. The reconfiguration of the entrance to the Land from the north side of the Norman Road ditch is to be explored as part of the development of the detailed LaBARDS to consider a safer means of access than the current entrance, which is currently identified as being difficult to use given its proximity to the slip road from Picardy Manorway.
- 4.2.2. The reconfiguration of the entrance to the Land from the north side of the Norman Road ditch is to be explored as part of the development of the detailed LaBARDS to consider a safer means of access than the current entrance, which is currently identified as being difficult to use given its proximity to the slip road from Picardy Manorway.
- 4.2.3. The potential of realigning part of the existing footpath (FP2) through the Land to meet the footpath (FP1) north of and parallel with Eastern Road.
- 4.2.4. If the current entrance (under point 4.2.1 above) is reduced to pedestrian only or removed it may be possible to consider the area in the bottom southeast corner as being made wetter as part of mitigation works to enhance habitat.
- 4.2.5. The issue of vehicle intrusion and having vehicle deterrent fixings and measures in place as part of the arrangement of the Land to be explored as part of the development of the detailed LaBARDS.
- 4.2.6. Providing the Land with a water supply (perhaps through the existing network in the nearby highway) to be explored as part of the development of the detailed LaBARDS, to facilitate delivery of a safer alternative supply of water for Mr Anderson to tend his horses with.
- 4.2.7. The Parties acknowledged consideration will need to be given to the location of the stable shelters currently used by Mr Anderson, in conjunction with the improvements and arrangement of the Land in future, including as part of the development of the detailed LaBARDS.
- 4.2.8. In the event the Applicant becomes Mr Anderson's landlord the Parties will need to discuss and consider the most appropriate way of managing Mr Anderson's occupation of the Land while the works are being delivered. Options raised to date have been amending the Grazing Tenancy or taking a temporary possession (each with sufficient notice) to undertake the works. The latter would need an understanding of the works and it might mean temporarily controlling the number of horses on the



Land, or the Land area available for grazing, but implemented to mitigate or reduce disruption as far as possible.

4.3. Matters Not Agreed

- 4.3.1. The Parties will continue to discuss the matters set out section 4.2 and at this stage do not consider there to be any matters of disagreement.



DECARBONISATION

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