



STATEMENT OF COMMON GROUND -LIDL GREAT BRITAIN LIMITED: 8.1.22

DECARBONISATION

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SIGNATORIES



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Signed		
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On behalf of	Lidl Great Britain Limited	Cory Environmental Holdings Limited
Date	19 February 2025	19 February 2025



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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 Lidl Great Britain Limited (‘Lidl’).

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 Cory’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. Lidl’s Interests

1.4.1. The Applicant has engaged and consulted with Lidl because Lidl is the freehold owner of the land plot 2-001 within the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-068)**:

1.4.2. This land plot comprised of approximately 10 square meters of river bank (River Thames).



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
05.04.2023	Letter	LIQ issued to Lidl
08.05.2024	Notice	Section 56 notice issued to Lidl
28.05.2024	Email	Email to Lidl introducing the Proposed Scheme, with a link to the DCO application’s website for more information and offering a meeting to discuss further.
14.06.2024	Email	Email to Lidl confirming that the Applicant’s DCO application had been accepted for Examination by the planning inspectorate and was expected to commence towards the end of September or beginning of October. A link was provided to the planning inspectorate’s website where the application documents could be viewed, together with a link and instructions on how to register as an interested party.
14.06.2024	Meeting	Meeting held with Lidl to provide overview on Proposed Scheme, the programme it is working to, potential impacts on the Lidl site, and to introduce the concept of agreeing a SoCG.
04.07.2024	Email	Email to Lidl providing a copy of the meeting notes from 14.06.2024, an affected landowner plan, and a proposed list of principles that had been discussed in the meeting on 14.06.2024 that could be covered in a SoCG.
13.08.2024	Email	Email to Lidl, enclosing a draft SoCG for it to review.
07.10.2024	Email	Exchange of emails between the Parties in which Lidl confirms receipt of the SoCG and that it will review, and in which Lidl confirms it estimates around 800 employees will be accommodated across the two distribution centres on Crabtree



		Manorway once its new warehouse is operational.
07.10.2024	Email	Email from Lidl confirming it has reviewed the SoCG and raising clarification questions in relation to the interface between the Proposed Scheme and Lidl's headwall, proposals for a link bridge between its two warehouses, and the impact of potential footpath diversions as a result of the Proposed Scheme on additional proposals Lidl is progressing with LBB. Responses to Lidl's clarification questions were provided on 15.10.2024.
08.10.2024	Email	Email to Lidl confirming the Examining Authority had issued its Rule 6 letter, with a copy attached and reference given to the Draft Examination Timetable.
21.10.2024	Email	Lidl confirms it is happy for the draft SoCG to be submitted to the Examining Authority for Procedural Deadline A, subject to it being labelled as a 'draft', and it being subject to further comment and formal agreement.
12.11.2024 – 31.12.2024	Email	Exchange of emails between the Parties acknowledging intention to submit an agreed form of SoCG by Deadline 3 and, at Lidl's request, making reference in the draft SoCG to a proposed Link Extension between its two Belvedere Distribution Centres and future coordination of any disruption to or access issues over the Thames Path.

2.1.2. 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. Lidl is the freehold owner of the following land plot listed in the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-068)**: 2-001. This land plot comprises riverbank beyond the England Coast Path before the high-water mark, and being outside Lidl's operational fence line.
- 3.2.2. Lidl is currently constructing a second Regional Distribution Centre ('RDC') adjacent to its existing facility, and estimates it will employ approximately 800 people once the second RDC is operational.
- 3.2.3. The Applicant is seeking temporary possession powers over plot 2-001 to facilitate the construction of the Proposed Scheme's new jetty and its associated infrastructure, to be constructed upstream from the Lidl site and due north / northeast of the existing Belvedere Power Station Jetty.
- 3.2.4. In the event the Applicant is granted the temporary possession rights it is seeking over land plot 2-001, it intends to exercise these powers to facilitate the work described in paragraph 3.2.2. However, it would be the Applicant's intention to reinstate land plot 2-001 in accordance with the reinstatement provisions provided for in article 35(4) of the **draft DCO (REP3-003)**.
- 3.2.5. Lidl's main operations, including access and egress to its RDC's are serviced by the road with Unique Street Reference number 20101199, Crabtree Manorway North. This route is outside of the DCO application's red-line boundary. As a result, no disruption to Lidl's operations at its Belvedere RDC's is anticipated.
- 3.2.6. Some disruption is expected at times along the England Coast Path (also referred to as the Thames Path) – a small number of Lidl's employees use the England Coast Path to commute to and from the Belvedere RDC's – but this and any diversions necessary would be managed through the measures set out in the **Outline Code of Construction Practice (REP2-008)**.
- 3.2.7. The Parties acknowledge Lidl has progressed a pre-application proposal and is moving towards a full planning application in 2025 to develop a "Link Extension" (as indicated on the plan annexed to this SoCG) between its two Belvedere RDCs on Crabtree Manorway.
- 3.2.8. The Parties acknowledge that in the unlikely event of there being any disruption to or restrictions placed on access over the England Coast Path in the vicinity of Lidl's RDCs then this will be managed by the Applicant in accordance with the full Code of Construction Practice, to be submitted to and approved by the local planning authority



prior to commencement of the Proposed Scheme, and secured under Requirement 7 of the **draft DCO (REP3-003)**.

3.3. Matters Under Discussion

3.3.1. The Parties remain in regular communication and at this stage do not consider there to be any matters requiring further discussion.

3.4. Matters Agreed

3.4.1. The Parties remain in regular communication and at this stage do not consider there to be any matters of disagreement.



4. ANNEXURES

4.1. Annex 1

4.1.1. Lidl's proposed "Link Extension"



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