



STATEMENT OF COMMONALITY: 9.5

DECARBONISATION

Cory Decarbonisation Project

PINS Reference: EN010128

February 2025

Revision E

QUALITY CONTROL

Document Reference		9.5			
Document Owner		Cory Environmental Holdings Limited			
Revision	Date	Comments	Author	Check	Approver
Revision A	22 nd October 2024	Procedural Deadline A	JC/RB	LJ	DC
Revision B	26 th November 2024	Deadline 1	PC/RB	LJ	DC
Revision C	13 th December 2024	Deadline 2	PC/SN	LJ	DC
Revision D	17 th January 2025	Deadline 3	PC/CV	LJ	DC
Revision E	25 th February 2025	Deadline 4	PC/CV	LJ	DC

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1. INTRODUCTION

1.1. PURPOSE OF THIS DOCUMENT

- 1.1.1. This Statement of Commonality has been prepared in order to provide the Examining Authority ('ExA') with the current position on Statements of Common Ground ('SoCG') between Cory Environmental Holdings Limited ('the Applicant') and Interested Parties in relation to the proposed Cory Decarbonisation Project in Bexley, London (the 'Proposed Scheme').
- 1.1.2. It reports on the SoCG that have been submitted during pre-Examination and is a report that will be updated as SoCG are developed throughout the Examination.
- 1.1.3. The **Rule 8 Letter (PD-006)** requires the submission of the SoCG as requested by the ExA and a Statement of Commonality are requested at deadlines 1, 3, 4, 5 as required. Final versions of each are to be submitted by Deadline 7 (2nd May 2025).

1.2. STRUCTURE OF THIS DOCUMENT

- 1.2.1. The remainder of this document is structured as follows:
 - Section 2 sets out the status of the SoCG requested by the ExA.
 - Section 3 sets out the commonality between the SoCG and a summary of the current position.

2. LIST OF STATEMENTS OF COMMON GROUND

2.1. LIST AND STATUS OF STATEMENTS OF COMMON GROUND

- 2.1.1. In accordance with the guidance published by the Ministry of Housing, Communities and Local Government¹, the Applicant has prepared SoCG with a number of Interested Parties.
- 2.1.2. The SoCG identify matters on which the Parties agree (meaning the Applicant and the third party within whom the SoCG is drafted), what matters remain under discussion and what matters are confirmed to be not agreed.
- 2.1.3. **Table 2-1** provides a list and the status of SoCG that are in place and their status as at the date of this document.
- 2.1.4. Where a SoCG status is listed as 'for review', this reflects that the version that has been sent to the relevant Interested Party but that the Applicant has not yet received a response from that Party for discussion. These SoCG were submitted so the ExA had an understanding of the Applicant's position as to progress on matters of interest to the Interested Party.
- 2.1.5. This table will be updated each time the SoCG are submitted for consideration by the ExA.
- 2.1.6. Document reference numbers 8.1.8, 8.1.10, 8.1.20, and 8.1.25 are not in use at this time.

¹ Ministry of Housing, Communities and Local Government. Planning Act 2008: Examination Stage for Nationally Significant Infrastructure Project, 2024

Table 2-1: List and Status of SoCG at Deadline 4, 25 February 2025

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.1	London Borough of Bexley (LBB)	Rev D submitted at Deadline 4. The Parties will continue to discuss further revisions. There are currently no matters in disagreement.	Yes - Rev D submitted at Deadline 4
8.1.2	Greater London Authority (GLA)	Rev B submitted at Deadline 4 is not a finalised or signed version and has not been confirmed by the GLA (at the time of writing) to be able to be submitted as mutually acceptable to them. The SoCG has been drafted based on the Applicant's understanding of current matters following recent correspondence. Both parties will continue to discuss further revisions.	Yes - Rev B submitted at Deadline 4
8.1.3	Environment Agency (EA)	Rev A (AS-037) the latest draft revision agreed to be submitted on 25.09.2024. The Parties will continue to discuss further revisions. There are currently no matters in disagreement.	Yes – Rev B submitted at Deadline 4
8.1.4	Port of London Authority (PLA)	Rev A (REP3-016) agreed and signed as a draft on 17 th January 2025.	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
		<p>The Parties will continue to discuss further the outstanding items. There are currently no matters not agreed with the PLA.</p> <p>Both parties are working towards a Deadline 5 submission.</p>	
8.1.5	Natural England (NE)	<p>Rev D agreed and signed as draft on 21 February 2025 for submission at Deadline 4.</p> <p>The Parties will continue to discuss further the outstanding items. There are currently no matters not agreed with Natural England.</p>	Yes – Rev D submitted a Deadline 4
8.1.6	Friends of Crossness Nature Reserve (FoCNR)	<p>Rev D (REP3-018)</p> <p>Agreed and signed on 8 January 2025.</p>	No
8.1.7	Marine Management Organisation (MMO)	<p>Rev C submitted at Deadline 4 and is not a finalised or signed version and has not been confirmed by the MMO (at the time of writing) to be able to be submitted as mutually acceptable to them. The SoCG has been drafted based on the Applicant’s understanding of current matters following a recent meeting. Both parties will continue to discuss further revisions.</p>	Yes - Rev C submitted at Deadline 4
8.1.9	Greater London Archaeology Advisory Service	<p>Rev A (AS-041)</p> <p>Agreed and signed on 6 September 2024.</p>	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.11	Historic England	Rev A (AS-032) Agreed and signed on 6 September 2024.	No
8.1.12	Iron Mountain	Rev A (REP3-019) submitted in agreement with Iron Mountain at Deadline 3 as a draft. The Parties will continue to discuss further the outstanding items.	No
8.1.13	ASDA	Rev A (PDA-003) with ASDA for review.	No
8.1.14	Thames Water Utilities Ltd (TWUL)	Rev A (AS-081) submitted as a mutually acceptable draft on 22 January. Although the Parties anticipate being able to reach a SoCG, matters are still under discussion.	No
8.1.15	Peabody Trust and Tilfen Land Ltd (Peabody Trust)	Rev A (REP1-017) submitted as a draft with the agreement of Peabody Trust at Deadline 1. The Parties will continue to discuss further revisions.	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.16	Landsul Limited and Munster Joinery (UK) Ltd	Further to the chronology of the SoCG set out in the Applicant's response to the Rule 17 letter (AS-077), its Follow-Up (AS-083) and the discussions at CAH2 and ISH2, the Applicant considered that a SoCG will now be of limited value to the Examination, as both parties' positions are clear at this time and there is very limited agreement between the parties.	No
8.1.17	Creek Side Developments (UK) Ltd	The Applicant has issued draft SoCGs to both parties to review and comment on. A response is awaited.	No
8.1.18	Seamus Gannon		No
8.1.19	UK Power Networks (UKPN)	Rev A (PDA-005) submitted as a draft at Procedural Deadline A. Rev B currently with UKPN for review.	No
8.1.21	Aviva	Rev B (PDA-006) submitted as a draft at Procedural Deadline A.	No
8.1.22	Lidl	Rev C agreed and signed on 19 February 2025.	Yes - Rev C submitted at Deadline 4

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
		<i>Note: although there are some formatting discrepancies in the signed version submitted, these do not affect the substance of the SoCG.</i>	
8.1.23	Alaska RE	Rev A agreed and signed on 14 February 2025. <i>Note: although there are some formatting discrepancies in the signed version submitted, these do not affect the substance of the SoCG.</i>	Yes - Rev A submitted at Deadline 4
8.1.24	Mr Percy Anderson	Rev A agreed and signed on 8 January 2025 to complete the SoCG. <i>Note: this is marked as Rev D which is incorrect and for internal correspondence only.</i>	No
8.1.26	Save Crossness Nature Reserve (SCNR)	Rev D (REP3-021) Agreed and signed on 9 January 2025.	No
8.1.27	Royal Society of Protection of Birds (RSPB)	RSPB confirmed by email to ExA (on 17 October 2024) that it will not prepare a SoCG and will not engage further with the Examination. Confirmed by ExA in Rule 8 letter (PD-006) RSPB SoCG is no longer required.	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.28	Buglife	Rev B (REP2-012) submitted on 13 December and signed as a draft by both parties at Deadline 2.	No
8.1.29	Kent County Council (KCC)	Rev B (AS-082) submitted as a draft on 29 January 2025 and signed by both parties.	No
8.1.30	Dartford Borough Council (DBC)	Rev B (REP2-013) agreed and signed as a final SoCG on 10 th December 2024.	No
8.1.31	National Highways	Rev B (REP3-022) agreed and signed on 15 January 2025 and submitted as a draft at Deadline 3. The Parties will continue to discuss further revisions.	No

3. COMMONALITY

3.1. SUMMARY

- 3.1.1. As requested by the ExA in the Rule 8 Letter (PD-006), this section of the document provides a summary of the principal issues covered in the SoCG and demonstrates where there is commonality in the topics or matters being discussed with the various parties.
- 3.1.2. Table 3-1 presents the topics covered within the various SoCG and shows how these are relevant to each party and the current position for each topic. This reflects the current position within the SoCG, as most recently updated by those submitted alongside this Statement for Deadline 4, using a RAG (red, amber, green) system as shown in Figure 3-1. It will be updated as the Examination progresses.

Figure 3-1: RAG system used for matters within the SoCG

	Matter agreed
	Matters under discussion
	Matter not agreed

Table 3-2: Principal Issues Covered in the Statements of Common Ground

SoCG Party	Planning Policy	Draft DCO (Including Protected Provisions)	Consideration of Site Alternatives	EIA Methodology	Air Quality	Noise and Vibration	Terrestrial Biodiversity	Marine Biodiversity	Historic Environment	Townscape and Visual	Water Environment and Flood Risk	Climate Resilience	Greenhouse Gases	Population Health and land Use	Socio-Economics	Materials and Waste	Ground Conditions and Soils	Landside Transport	Marine Navigation	Major Accidents and Disasters	Cumulative Effects
8.1.1 London Borough of Bexley	Green	Yellow	Green		Green	Green	Yellow	Yellow	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green	Green
8.1.2 Greater London Authority			Green		Green		Yellow					Yellow	Green			Green					
8.1.3 Environment Agency		Yellow					Yellow				Yellow										
8.1.4 Port of London Authority		Yellow									Yellow										
8.1.5 Natural England					Yellow		Yellow														
8.1.6 Friends of Crossness Nature Reserve	Green		Red				Red							Red							
8.1.7 Marine Maritime Organisation	Green	Green		Green		Yellow		Yellow								Yellow	Yellow		Green		Green
8.1.9 Greater London Archaeology Advisory Service									Green												
8.1.11 Historic England									Green												
8.1.12 Iron Mountain		Yellow																			
8.1.13 ASDA		Green																			
8.1.14 Thames Water		Green																			
8.1.15 Peabody Trust							Green							Green				Yellow			
8.1.16 Landsul & Munster Joinery																					
8.1.17 Creek Side																					
8.1.18 Seamus Gamon																					
8.2.19 UKPN		Green																			
8.1.21 Aviva		Green																			
8.1.22 Lidl Great Britain Limited		Green																			

SoCG Party

- 8.1.23 Alaska RE
- 8.1.24 Mr Anderson
- 8.1.25 Ms Anderson
- 8.1.26 Save Crossness Nature Reserve
- 8.1.28 Buglife
- 8.1.29 Kent County Council
- 8.1.30 Dartford Borough Council
- 8.1.31 National Highways

	Planning Policy	Draft DCO (Including Protected Provisions)	Consideration of Site Alternatives	EIA Methodology	Air Quality	Noise and Vibration	Terrestrial Biodiversity	Marine Biodiversity	Historic Environment	Townscape and Visual	Water Environment and Flood Risk	Climate Resilience	Greenhouse Gases	Population Health and land Use	Socio-Economics	Materials and Waste	Ground Conditions and Soils	Landside Transport	Marine Navigation	Major Accidents and Disasters	Cumulative Effects		
8.1.23 Alaska RE		Green																					
8.1.24 Mr Anderson		Yellow												Yellow									
8.1.25 Ms Anderson																							
8.1.26 Save Crossness Nature Reserve	Red		Red				Red			Red		Red		Red									
8.1.28 Buglife							Yellow																
8.1.29 Kent County Council																		Yellow					
8.1.30 Dartford Borough Council					Green													Green					
8.1.31 National Highways																		Yellow					



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