



Meeting note

Project name	Cory Decarbonisation Project
File reference	EN010128
Status	Draft
Author	The Planning Inspectorate
Date	6 December 2023
Meeting with	Cory Environmental Holdings Limited (CEHL)
Venue	Microsoft Teams
Meeting objectives	Project Update Meeting
Circulation	All attendees

Summary of key points discussed, and advice given

The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the PA2008). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.

Overarching National Policy Statement for Energy (EN-1) – Critical National Priority (CNP) for the provision of nationally significant low carbon infrastructure

The Applicant updated the Inspectorate where the project is regarding the CNP overview. They explained there are two points within the NPS. Section 35 projects are captured by this so the project will be a section 104 case.

The Applicant stated section 4.2 of the NPS is not entirely clear. Paragraph 4.2.5 refers to Energy Infrastructure (Low Carbon) so they are proceeding on the basis the project is CNP.

Component 1: Programme

The Applicant confirmed they have shared the programme plan with Natural England, Historic England, Environment Agency and PINS. Any further updates would be shared early in 2024.

The Applicant stated they are still on track to submit their Application in March 2024.

Component 3: Issue Tracker

The Applicant stated the Issue Tracker is being continuously developed and will be further explored at the next project update meeting.

Key issues

Ecological and Metropolitan Open Land (MOL) Mitigation and Compensation Strategy

The Applicant confirmed that all ecological surveys are now complete.

The Applicant explained that potential impacts of the Proposed development throughout on habitats will be balanced by a combination of habitat creation and enhancement, both on-site and off-site.

The Applicant explained that two off-site areas of land (i.e. outside of the DCO boundary) had recently been identified for the purposes of ecological mitigation, enhancement or Biodiversity Net Gain. One area is located immediately adjacent to the DCO boundary, within the Crossness Local Nature Reserve (LNR) and the other is at the former Thamesmead Golf Course. Their delivery would be secured outside of the DCO, through section 106 agreements.

The Inspectorate asked the Applicant why the red line on the DCO boundary doesn't extend to the road boundary – the Applicant stated that land adjacent to the road is under the control of the local highway authority and not part of the proposed DCO. The Applicant also confirmed that discussions on property arrangements are on-going with Peabody Trust and Thames Water and how they want to better connect Crossness LNR.

The Applicant explained that:

- The DCO will be used to formally extend the boundary of the Crossness LNR and deal with the existing byelaws and section 106 Agreement.
- The Landscape and Environmental Management Plan (LEMP) which is now called Outline Landscape, Biodiversity, Access and Recreation Delivery Strategy (OLBARDS) as well as the management proposals for the extended LNR (which would mirror the ongoing commitments under the section 106), with approval of detailed measures to be subject to a DCO requirement.

The Inspectorate advised the Applicant to highlight any novel issues within the DCO if draft documents are submitted to the Inspectorate.

The Inspectorate advised that, with reference to the mitigation hierarchy, the ES should clearly distinguish between measures proposed to mitigate or compensate significant adverse effects on the environment, from those which are enhancement/ BNG. **Post-meeting note:** The ES should describe any works that would take place in the off-site areas and it should be clear how their delivery is secured. The ES must explain whether there is any potential for significant effects on other environmental aspects (e.g. landscape or water resources) to occur as a result of the works/ measures proposed for ecology. If significant effects are likely occur, these must be assessed in the ES, supported by robust baseline data.

The Applicant explained and showed some images on a slide about the proposal of a new improved visitor experience.

Jetty Design and Navigational Risk

The Applicant explained that during consultation, people had expressed concerns on the projection of the proposed jetty into the River Thames. Consultation with the Ford's jetty vessel operator (CLdN) identified concerns about impact of the proposed jetty location on the Ford's jetty Ro-Ro operation in certain wind and tide conditions.

The Applicant has undertaken a simulation and further assessments and are working to settle on a final jetty location. They stated they are in regular contact with the Harbour Master.

PINS asked if there were any comments submitted in responses to the statutory consultation regarding the proposed jetty, but the Applicant were unable to confirm at this stage as they are still working through the feedback.

Landowners Negotiation – Munster Joinery

The Applicant updated the Inspectorate that they met with Munster Joinery on 29 March and 11 September 2023. Munster Joinery has raised some queries through the statutory consultation which were answered on 15 November and has allowed Muster Joinery to respond to the statutory consultation.

The Applicant stated that discussions will continue with Munster Joinery.

Component 5: Policy Compliance Document (PCD)

The Applicant updated the Inspectorate on the development of the PCD and explained that whilst drafts were progressing a separate documents covering different aspects of the policy framework, these would be combined in a single PCD to accompanying the application.

The Inspectorate signposted the Applicant to PCD advice issued in relation to another project engaged in the EAP. The Inspectorate stated the Applicant can access this information through the recent published [news item on EAP](#).

Component 8: Outline Control Documents

The Applicant shared a document with the Inspectorate on what they are preparing for the DCO and stated the key points. The Applicant stated it did not intend to submit a further iteration of the draft outline Code of Construction Practice to the Inspectorate for review.

In view of discussions above, the Inspectorate stated that a copy of a mature draft outline (LEMP) now (OLBARDS) could be submitted to the Inspectorate for comment, should the Applicant wish to do so.

Component 7: Design Approach Document (DAD)

The Applicant summarised work to date on the development of its DAD and shared draft content with the Inspectorate via presentation. They have consulted on a draft set of design principles and are currently analysing feedback to feed into the content of the DAD.

Specific decisions/ follow-ups

The following actions were agreed:

- The Applicant stated they will share some draft document with the Inspectorate by the end of January depending on progress with processing consultation feedback.
- The Applicant will come back to the Inspectorate with available dates for the next Project Update Meeting in January.