



STATEMENT OF COMMON GROUND – ALASKA RE: 8.1.23

DECARBONISATION

Cory Decarbonisation Project

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Revision A



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SIGNATORIES

	Alaska RE	Cory Environmental Holdings Limited (the Applicant)
Signed		
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Title	Director	Project Director
On behalf of	Alaska PropCo GP 2 Limited and Alaska PropCo Nominee 2 Limited	Cory Environmental Holdings Limited
Date	07 February 2025	14 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 Alaska PropCo GP 2 Limited and Alaska PropCo Nominee 2 Limited (Alaska RE). Alaska RE comprises special purpose vehicles under the ownership of Revantage Real Estate Ltd for the purposes of administering respective property ownership.

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.
- 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. Alaska RE's Interests

- 1.4.1. The Applicant has engaged and consulted with Alaska RE because Alaska RE benefits from rights over land plots 1-023, 1-027, 1-028, 1-028A, 1-028B as is listed in the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-052)**.

- 1.4.2. These plots primarily comprise the shared access road from Norman Road to several premises, including the Iron Mountain site and ASDA's Belvedere Regional Distribution Centres.

2. RECORD OF ENGAGEMENT

- 2.1.1. A summary of the meetings and 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/ Meeting
25/09/2023	Letter	Initial LIQ issued
20/02/2024	Letter	Confirmation schedule issued
07/03/2024	Email	Email to Alaska RE introducing the Proposed Scheme and the Applicant's intention to submit a DCO application, summarising past correspondence with ASDA, providing the statutory consultation brochure, and offering a meeting to discuss the Proposed Scheme and to answer any questions.
19/03/2024	Meeting	Meeting held with Alaska RE to provide visibility on the Proposed Scheme more generally and in the context of its tenant's (ASDA) operation, the use of (and the main impacts envisaged in using it for construction and maintenance) the Norman Road spur road in connection with the Proposed Scheme, and to answer Alaska RE's initial questions
02/04/2024	Email	Email to Alaska RE stating the Applicant has submitted DCO application (20 March 2024). Also confirmed the Applicant would like to make certain application documents available to Alaska RE before they are publicly available, to facilitate further discussion. Preference regarding dropbox or USB was asked. Asked for dates in April to discuss.
05/04/2024	Email	Email sent to Alaska RE with a dropbox link to the Applicant's application documents.

Date	Form of Correspondence	Summary of Matters Dealt with in Correspondence/ Meeting
22/04/2024	Email	Email sent informing Alaska RE that the Applicant's DCO application has been accepted for Examination. A link was shared to the application documents.
22/04/2024	Meeting	Meeting with Alaska RE on submission of the Applicant's DCO Application.
08/10/2024	Email	Email sent to Alaska RE providing Rule 6 letter issued by Examining Authority, including draft examination timetable, initial hearing dates and deadlines for submitting event participation forms.
17/10/2024	Email	Email sent to Alaska RE drawing attention to Procedural Deadline A, and explaining ASDA have been approached to set a meeting to discuss outstanding queries or matters, and provision of SoCG in draft form. The Applicant asks Alaska RE if they wish to be a part of ASDAs SoCG or have their own statement.
30/10/2024	Email	Email correspondence between the Parties discussing relationship and liaison with ASDA thus far.
17/12/2024	Email	Email to Alaska RE to discuss the SoCG with ASDA and issue a SoCG with Alaska RE ahead of Deadline 3.
02/01/2025	Email	Email between Parties confirming a draft SoCG will be provided shortly.

2.1.1. 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. Alaska RE benefits from rights over land plots 1-023, 1-027, 1-028, 1-028A, 1-028B as is listed in the **Book of Reference (REP2-006)** and identified on the **Land Plans (AS-052)**.
- 3.2.2. The Applicant is seeking powers to acquire new rights in the **Draft DCO (REP2-004)** over plot 1-028, 1-028A and 1-023, being the spur road to the east of Norman Road, to effectively replicate the rights Aviva (as the freehold owner of the spur road) currently enjoys in respect of the existing Belvedere Power Station Jetty (disused) but for the purposes of the Proposed Scheme.
- 3.2.3. More specifically, the Applicant is seeking rights to access the River Thames to facilitate the dismantling (in part or in full) of the existing Belvedere Power Station Jetty (disused) and the construction and subsequent maintenance of the new jetty infrastructure it proposes to construct as part of the Proposed Scheme.
- 3.2.4. Notwithstanding paragraphs 3.4.2 and 3.4.3, the new rights the Applicant is seeking to acquire over plot 1-028 are not intended to frustrate or extinguish the rights Alaska RE currently enjoys over the spur road, but for the rights to sit alongside those currently enjoyed by Alaska RE (together with Iron Mountain, Aviva, and ASDA); the implication being that the Applicant would share the use of the spur road during construction and decommissioning of the Proposed Scheme, and otherwise intermittently during the operation and maintenance phases.
- 3.2.5. The Applicant will produce a Code of Construction Practice to take account of neighbouring operations, including ASDA.

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 Not Agreed

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



DECARBONISATION

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