



# STATEMENT OF COMMONALITY: 9.5

**DECARBONISATION**

## **Cory Decarbonisation Project**

PINS Reference: EN010128

**March 2025**

**Revision F**

## QUALITY CONTROL

Document Reference		9.5			
Document Owner		Cory Environmental Holdings Limited			
Revision	Date	Comments	Author	Check	Approver
Revision A	22 <sup>nd</sup> October 2024	Procedural Deadline A	JC/RB	LJ	DC
Revision B	26 <sup>th</sup> November 2024	Deadline 1	PC/RB	LJ	DC
Revision C	13 <sup>th</sup> December 2024	Deadline 2	PC/SN	LJ	DC
Revision D	17 <sup>th</sup> January 2025	Deadline 3	PC/CV	LJ	DC
Revision E	25 <sup>th</sup> February 2025	Deadline 4	PC/CV	LJ	DC
Revision F	25 <sup>th</sup> March 2025	Deadline 5	PC/RB	LJ	AV

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# 1. INTRODUCTION

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## 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

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### 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 Government<sup>1</sup>, 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.

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<sup>1</sup> 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 5, 25 March 2025**

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.1	London Borough of Bexley (LBB)	<p><b>Rev E</b> submitted at Deadline 5. Revision E has been agreed as a draft by both parties.</p> <p>The Applicant and the LBB will continue to discuss any remaining matters, with both parties seeking to sign the SoCG by Deadline 7 at the latest.</p>	Yes
8.1.2	Greater London Authority (GLA)	<p><b>Rev B (REP4-017)</b> agreed and signed on 21<sup>st</sup> February 2025.</p> <p>Both parties will continue to discuss further revisions.</p> <p>There are currently no matters in disagreement.</p>	No
8.1.3	Environment Agency (EA)	<b>Rev C</b> agreed and signed by both parties. To be submitted at Deadline 5.	Yes
8.1.4	Port of London Authority (PLA)	<p><b>Rev A (REP3-016)</b> agreed and signed as a draft on 17<sup>th</sup> January 2025.</p> <p>The Parties will continue to discuss further the outstanding items. There are currently no matters not agreed with the PLA.</p>	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.5	Natural England (NE)	<b>Rev E</b> agreed and signed on 21 <sup>st</sup> March 2025 for submission at Deadline 5.  The Parties will continue to discuss further the outstanding items.	Yes
8.1.6	Friends of Crossness Nature Reserve (FoCNR)	<b>Rev D (REP3-018)</b> Agreed and signed on 8 January 2025.	No
8.1.7	Marine Management Organisation (MMO)	<b>Rev D</b> submitted at Deadline 5. Revision D has been agreed as a draft by both parties.  The Applicant and the MMO will continue to discuss any remaining matters, with both parties seeking to sign the SoCG by Deadline 7 at the latest.	Yes
8.1.9	Greater London Archaeology Advisory Service	<b>Rev A (AS-041)</b> Agreed and signed on 6 September 2024.	No
8.1.11	Historic England	<b>Rev A (AS-032)</b> Agreed and signed on 6 September 2024.	No
8.1.12	Iron Mountain	<b>Rev A (REP3-019)</b> submitted in agreement with Iron Mountain at Deadline 3 as a draft.	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
		The Parties will continue to discuss further the outstanding items.	
8.1.13	ASDA	<b>Rev A (PDA-003)</b> with ASDA for review.	No
8.1.14	Thames Water Utilities Ltd (TWUL)	<b>Rev A (AS-081)</b> 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)	<b>Rev A (REP1-017)</b> submitted as a draft with the agreement of Peabody Trust at Deadline 1. The Parties will continue to discuss further revisions.	No
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



Document Reference Number	Interested Party	Status	Submitted at this Deadline?
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)	<b>Rev A (PDA-005)</b> submitted as a draft at Procedural Deadline A. <b>Rev B</b> currently with UKPN for review.	No
8.1.21	Aviva	<b>Rev B (PDA-006)</b> submitted as a draft at Procedural Deadline A.	No
8.1.22	Lidl	<b>Rev C (REP4-021)</b> agreed and signed on 19 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>	No
8.1.23	Alaska RE	<b>Rev A (REP4-022)</b> 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>	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.24	Mr Percy Anderson	<b>Rev A (REP3-020)</b> 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)	<b>Rev D (REP3-021)</b> 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
8.1.28	Buglife	<b>Rev B (REP2-012)</b> submitted on 13 December and signed as a draft by both parties at Deadline 2.	No
8.1.29	Kent County Council (KCC)	<b>Rev C</b> agreed and signed on 25 March 2025 and submitted as final at Deadline 5.	Yes
8.1.30	Dartford Borough Council (DBC)	<b>Rev B (REP2-013)</b> agreed and signed as a final SoCG on 10 December 2024.	No

Document Reference Number	Interested Party	Status	Submitted at this Deadline?
8.1.31	National Highways	<b>Rev C</b> agreed and signed on 18 March 2025 and submitted as final at Deadline 5.	Yes

### 3. COMMONALITY

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#### 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 5, 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																					
8.1.2 Greater London Authority																					
8.1.3 Environment Agency																					
8.1.4 Port of London Authority																					
8.1.5 Natural England																					
8.1.6 Friends of Crossness Nature Reserve																					
8.1.7 Marine Maritime Organisation																					
8.1.9 Greater London Archaeology Advisory Service																					
8.1.11 Historic England																					
8.1.12 Iron Mountain																					
8.1.13 ASDA																					
8.1.14 Thames Water																					
8.1.15 Peabody Trust																					
8.1.16 Landsul & Munster Joinery																					
8.1.17 Creek Side																					
8.1.18 Seamus Gamon																					
8.2.19 UKPN																					
8.1.21 Aviva																					
8.1.22 Lidl Great Britain Limited																					
8.1.23 Alaska RE																					

SoCG Party

- 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
8.1.24 Mr Anderson																					
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8.1.28 Buglife																					
8.1.29 Kent County Council																					
8.1.30 Dartford Borough Council																					
8.1.31 National Highways																					



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