



To:

Our Ref: EN10128

The Applicant
Thames Water Utilities Ltd
Western Riverside Waste Authority
London Borough of Bexley Council
Peabody Trust

Date: 2 September 2025

Dear Sir or Madam,

Planning Act 2008 and The Infrastructure Planning (Examination Procedure) Rules 2010

Application by Cory Environmental Holdings Limited (“the Applicant”) for an Order granting Development Consent for the proposed Cory Decarbonisation Project (“The Proposed Development”).

REQUEST FOR INFORMATION

1. Following the completion of the Examination on 5 May 2025 the Examining Authority submitted a Report and Recommendation in respect of its findings and conclusions on the above application to the Secretary of State on 5 August 2025. In accordance with section 37 of the Planning Act 2008, the Secretary of State has three months to determine the application.
2. There are issues on which the Secretary of State request the interested parties identified in **bold** to provide updates or information as appropriate.

Planning Obligation with Thames Water Utilities Ltd (“TWUL”); Deed Obligation B

3. **The Applicant** and **TWUL** are requested to provide an update on the status of the planning obligation relating to the management of land within the Mitigation and Enhancement Area. If no agreement is likely to be reached, the Applicant must provide further information on how it will secure the management Mitigation and Enhancement Area.

Planning Obligation with Western Riverside Waste Authority (“WRWA”)

4. **The Applicant** and **WRWA** are requested to provide an update on the status of their outstanding agreement in relation to the compulsory acquisition of the relevant plots of land.

Planning Obligation with Thamesmead Golf Course; Deed Obligation A

5. **The Applicant, London Borough of Bexley Council (“LBBC”) and Peabody Trust** are requested to provide updates on the progress of the Section 106 agreement in relation to the provision of offsite Biodiversity Net Gain at Thamesmead Golf course.

Outline Landscape, Biodiversity, Access and Recreation Delivery Strategy (“oLaBARDS”) – Requirement 12

6. **The Applicant** and **LBBC** are invited to comment on the amended wording relating to Requirement 12 of the DCO, as outlined below:

“12.— (1) No part of the authorised development may commence until a written landscape, biodiversity, access and recreation delivery strategy ~~for that part~~ has been submitted to and approved by the relevant planning authority in writing, in consultation with TWUL.

(2) The landscape, biodiversity, access and recreation delivery strategy submitted for approval must be substantially in accordance with the outline landscape, biodiversity, access and recreation delivery strategy, except insofar as it provides for multiple full versions in paragraph 3.2.4 of the outline landscape, biodiversity, access and recreation delivery strategy.

(3) The landscape, biodiversity, access and recreation delivery strategy must include details of all proposed hard and soft landscaping works and ecological mitigation and enhancement measures (as applicable for the relevant numbered work) ~~for that part~~ and where applicable include ~~for that part~~”.

Erith Marshes – Net Loss of Metropolitan Sites of Importance for Nature Conservation (“MSINC”) Land

7. The Secretary of State notes the project will result in a net loss of MSINC land which is important for wildlife on a local and regional scale, and that paragraph 5.4.52 of the National Policy Statement for Energy (EN-1) sets out that due consideration to local and regional sites must be given during decision making. EN-1 also highlights the need to apply the mitigation hierarchy, including considering measures to compensate for any adverse impacts.
8. **The Applicant** is requested to update the oLaBARDS with further measures to offset the loss of MSINC land in spatial terms. For example, reinstating of MSINC land during the decommissioning phase of the project, or the extension of an existing MSINC (such as the Thamesmead Golf Course MSINC). The Applicant should provide reasoning if this is not achievable.

Former Belvedere Power Station Jetty; Recording – Requirement 22

9. **The Applicant** is requested to confirm that they are content with the following addition to Requirement 22 of the DCO, as outlined below:

10. "22. — Heritage Mitigation

(3) No demolition or modification of the Belvedrere Power Station Jetty shall take place until: a) a descriptive record specified and carried out to Level 2 as specified in Historic England guidance: Understanding Historic Buildings: A Guide to Good Recording Practice has been undertaken in accordance with that guidance and written confirmation provided to the relevant planning authority that is has been completed, and b) within six months of the date of commencement of the demolition or alteration that completed record must have been deposited with the Greater London Historic Environment Record and the Archaeology Data Service, and confirmation of the deposit provided in writing to the relevant planning authority".

Updated National Flood Risk Assessment

11. The Secretary of State notes that the Environment Agency has published new data following an update to the National Flood Risk Assessment. The Flood Map for Planning and flood zones were also updated on 25 March 2025.

12. **The Applicant** is invited to explain whether the updates have any implications for the conclusions of the Environmental Statement Chapter 11 [REP6-014] and the Flood Risk Technical Note Breach Assessment Scenario. The Applicant should provide revised documents, as necessary.

Design Principles and Design Code

13. **The Applicant** is requested to comment on any concerns relating revisions to the following Requirements in the DCO, as outlined below:

- 4.— (3) "The authorised development must be designed and constructed in accordance with the design principles and design code and the details submitted under sub-paragraph (1) must include a statement to confirm both how the design principles and design code have been complied with, and how the advice and recommendations of an independent design review process have been taken into account, in the details that have been submitted."
- 12. — (3)(I) "a statement to confirm both how the design principles and design code, have been complied with, and how the advice and recommendations of an independent design review process have been taken into account, in the details that have been submitted;"
- 16.— (2) "The jetty works environmental design scheme to be submitted under sub-paragraph (1) shall include a statement to confirm how the advice and recommendations of an independent design review process have been taken into account in the details that have been submitted."

14. Responses to the requested information should be submitted by email only to corydp@planninginspectorate.gov.uk by 23.59 on 12 September 2025.
15. Responses will be published on the Cory Decarbonisation project page of the National Infrastructure Planning website: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN010128> as soon as possible after **12 September 2025**.
16. This letter is without prejudice to the Secretary of State's consideration of whether to grant or withhold development consent for the Proposed Development or any part of the project. Nothing in this letter is to be taken to imply what the eventual decision might be or what final conclusions the Secretary of State may reach on any particular issue which is relevant to the determination of the application.

Yours faithfully

James Dawkins

Head of Planning

Energy Infrastructure Planning