



DIRECTION BY THE SECRETARY OF STATE FOR ENERGY SECURITY AND NET ZERO (“THE SECRETARY OF STATE”) UNDER SECTION 35 OF THE PLANNING ACT 2008 RELATING TO THE CORY HEAT MAIN 1 PROJECT

By email to the Secretary of State on 1 August 2025 (“the Direction Request”), Cory Environmental Holdings Limited (“the Applicant”) formally requested that the Secretary of State exercise the power vested in him under section 35(1) of the Planning Act 2008 (“PA 2008”) to direct that the Cory Heat Main 1 Project, as set out in the Direction Request, be treated as development for which development consent under the PA 2008 is required.

The Secretary of State notes that the Direction Request relates to –

- Heat transmission pipelines and tunnels of approximately 30km to enable the transmission of hot water from a heat source at the Applicant’s existing and proposed facilities at Norman Road, Belvedere, Bexley (“Riverside Campus”) (the “Proposed Development”)

The Secretary of State is satisfied that –

- The Proposed Development does not fall within the definition of a “nationally significant infrastructure project” as defined by section 14 of the PA 2008 and therefore it is appropriate to consider use of the power in section 35(1) of the PA 2008;
- The Proposed Development is a project in the field of energy wholly within England and is of national significance in accordance with section 35(2) of the PA 2008; and
- The Direction Request constitutes a “qualifying request” in accordance with section 35ZA(11) of the PA 2008.

Having considered the details of the Proposed Development as detailed in the Direction request, the Secretary of State is of the view that the Proposed Development is of national significance for the reasons set out in the Annex below.

The Secretary of State does not consider it is necessary to make any further directions under s35ZA(5) of the PA 2008.

The Secretary of State considers that if the details of the Proposed Development change, before submitting any application to the Planning Inspectorate, the Applicant may wish to seek confirmation from the Secretary of State that the development that is the subject of the proposed application is the same as that for which the Direction is hereby given.

The Secretary of State has taken the decision within the conditions as required by sections 35A(2) and (5) of the PA 2008 and issues this Direction accordingly under sections 35(1) and 35ZA of the PA 2008.

THE SECRETARY OF STATE DIRECTS that the Proposed Development is to be treated as development for which development consent is required.

This Direction is given without prejudice to the Secretary of State's consideration of any application for development consent which is made in relation to the Proposed Development.

Signed by

David Wagstaff OBE
Deputy Director – Energy Infrastructure Planning Delivery
For and on behalf of the Secretary of State for the Department for Energy Security and Net Zero

27 August 2025

ANNEX

REASONS FOR THE DECISION TO ISSUE THE DIRECTION

The Secretary of State is of the opinion that the Direction should be issued because

- The Applicant's existing energy from waste facilities at the Riverside Campus play an important and strategic role in treating residual waste and will have the capacity to supply significant amounts of hot water to central London. The Proposed Development is intended to create a transmission route to enable connection for heat distribution networks and operators.
- The Proposed Development will play an important role in enabling an energy system that meets the UK's commitment to reduce carbon emissions and the Government's objectives to create a secure, reliable and affordable energy supply for consumers.