



BEDFORD BOROUGH COUNCIL

Borough Charter granted in 1166



Chief Executive: Laura Church

Planning Inspectorate
Submitted via PINs Portal
East Park Energy Project Web Page (PINs)

Email: planning@bedford.gov.uk
Date: 9 March 2026
Ref. EPE 23-02405LPA/2.5.1/
DeadlineA

PROCEDURAL DEADLINE A

Dear Sir/Madam,

Application by BSSL Cambsbed 1 Limited for an Order Granting Development Consent (DCO) for the East Park Energy Farm (EN010141). Response to the notification of Preliminary Meeting (Rule 6) letter.

BBC Reference No.: 25/01836/DCO | Examination Ref. FB8D70A75

In response to the Rule 6 Letter (17.02.2026) received by Council, we hereby respond to PINs' request for written submissions regarding how the Application should be examined with specific regard to issues raised in the Examining Authority's (ExA) cover letter and with reference to Annex D and E; namely:

Cover Letter

1. *Consider changes need to be made to the draft examination timetable set out at **annex D** to this letter.*

Response: the Council would like to suggested the following changes to the Examination timetable as follows:

- a) Deadline 1 (7 April): move to 14 April due to potential lack of resources relating to the previous week's Easter long weekend, and to give the Host Authorities and other Interested Parties sufficient time to address what is required.
 - b) Deadline 2 (24 April): move to 1 May due to moving Deadline 1 over by one week; to enable a longer period to respond to matters arising.
 - c) Deadline 3 (26 May): move to 22 May to fall before the Bank holiday and school half term.
 - d) Deadlines 4-7: no comment.
2. *Wish to comment about the arrangements for future examination hearings, including the use of virtual methods.*
Response: the Council is supportive of a hybrid/ blended Examination taking place to aid engagement and manage attendance of subject-matter disciplines. The Lead Case Officer and/or Principle Planning Officer will be in attendance with in-house and External Consultant' subject-matter disciplines on call/ virtual as required.

Annex D

3. *Written submissions on the examination procedure, including any submissions about the use of virtual methods.*

Response (blended Examination): as stated in point 2 above.

4. *Requests to be heard orally at the preliminary meeting.*

Response: the Council and the Host Authorities' External Consultants have register to speak at the preliminary meeting.

It is noted that the Host Authorities will have joint legal representation, and AECOM will provide specialist technical input on certain topic matters at Issue Specific Hearings as appropriate. These representatives have been registered by CCC and BBC via the event participation form.

5. *Requests to be heard at Issue Specific Hearing 1 (ISH1) regarding the draft Development Consent Order and general principles of the proposed development.*

Response (blended Examination): as stated in points 2 and 4 above.

Response: the Council would wish to raise at the ISH1 the matter of the inter-relationship (planning, legal, and otherwise) between the DCO, the various Management Plans, and requested CPO power and suggests that ISH1 needs to address the inter-related nature of the documents collectively. It is anticipated that this will be a broader discussion rather than subject specific to just the draft DCO.

6. *Requests to be heard at Issue Specific Hearing 2 (ISH2) regarding BMV Land and Soil, and Construction Traffic.*

Response (blended Examination): as stated in points 2 and 4 above.

Response: the Council would wish to raise at the ISH2 the matter of Construction Traffic (effect, harm and mitigation) during the Operational – Replacement – Stage which the Council suggests is not/ inadequately addressed as a Highways matter in the Applicant's submission.

7. *Requests to be heard at an Open Floor Hearing 1 (OFH1).*

Response (blended Examination): as stated in points 2 and 4 above.

Response: the Council would want to raise that the Aspect: Public Rights of Way should be addressed as a separate Hearing.

8. *Suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExA.*

Response: the Council has no suggested locations and/or route to make regarding the EXA's site visit.

GENERAL

By way of this letter, in response to Rule 6 Annex F(7), the Council wish to note their wish to be considered as an Interested Party (IP) to the Examination (acting in the capacity as Host Authority).

The Council would like to use this opportunity to confirm that Bedford Borough Council will be attending the Preliminary Meeting, as well as the Issue Specific Hearing 1 (ISH1) and 2 (ISH 2), 17-18th March 2026. The Council has register attendees via the Planning Inspectorate's website.

Relating to Deadline 1, the Council can confirm that each Host Authority will be submitting separate Local Impact Reports (LIRs) and Written Representations.

Further, the Council notes the ExA's requests for the submission of a DRAFT Statements of Common Ground by Deadline 1 (7 April), and is currently in discussion with the Applicant and Host Authority regarding this.

Case Officers:

Should you require any clarification, please contact [REDACTED] (Lead Case Officer) or [REDACTED] (Principle Planning Officer) [REDACTED] [bedford.gov.uk](mailto:[REDACTED]@bedford.gov.uk) [REDACTED] [@bedford.gov.uk](mailto:[REDACTED]@bedford.gov.uk) (Planning@bedford.gov.uk).

DELEGATED AUTHORITY

This response has been reviewed and approved under the Council's Scheme of Delegation to Officers (adopted 2022):

Signature: [REDACTED]

Date: 9 March 2026

Gavin Chinniah: Head of Planning and Building Control

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