

Our Ref: EN010141/DR/8.3

10 March 2026

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Application Reference: EN010141

Applicant Response to Planning Act 2008 – section 88 and 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rules 5, 6, 9 and 13 letter

I write on behalf of BSSL Cambsbed 1 Ltd (the 'Applicant') in response to the Examining Authority's (ExA) letter dated 17th February 2026 in respect of Procedural Deadline A. This letter provides:

1. the Applicant's comments on the draft examination timetable and Annex F of the Rule 6 letter;
2. the Applicant's request to speak at the Preliminary Meeting, Issue Specific Hearing 1, and Issue Specific Hearing 2; and
3. the Applicant's comments with regard suggested locations for site inspections.

In addition, the Applicant has provided the following updates at Procedural Deadline A, for the benefit of the Examining Authority and Interested Parties:

4. update with respect to land and compulsory acquisition;
5. update with respect to changes in national policy; and
6. update with respect to statements of common ground.

The new or updated application documents provided at Procedural Deadline A are set out at the end of this letter.

1. The Applicant's comments on the draft examination timetable and Annex F of the Rule 6 letter

Draft examination timetable

The Applicant has reviewed the draft examination timetable set out in Annex D of the **Rule 6 letter [PD-005]** and has the following comments to make:

- a) The Applicant notes that **Deadline 1** falls in the middle of the Easter school holidays, on the Tuesday immediately following Easter weekend. Following discussions with other parties on the examination timetable, the Applicant is aware that other parties may be seeking to move Deadline 1 back by one week to Tuesday 14th April. The Applicant acknowledges that this will allow more time for other parties to prepare submissions, but has concerns about the knock-on effect on the remaining programme, in particular the ability to provide beneficial submissions in time for the subsequent Deadline 2, and for these to be accounted for in the ExA's First Written Questions. If Deadline 1 is to be moved back, then sufficient time would need to be maintained between Deadline 1 and 2, as per our below comment. The Applicant's preference would be to **maintain Deadline 1** on Tuesday 7th April 2026.
- b) The Applicant has concerns about the volume of written material that could be required for **Deadline 2** and the time available to provide these submissions following Deadline 1, specifically the comments on written representations (WRs), and comments on the three Local Impact Reports (LIRs). In addition, the Applicant is likely to be submitting a large volume of amended documents at Deadline 1 (picking up amendments made in response to Relevant Representations) which other parties may wish to provide comment on by Deadline 2. In order to allow more time for all parties to provide beneficial submissions to inform the ExA, the Applicant would request **a minimum of three weeks** between Deadline 1 and Deadline 2. The Applicant therefore proposes **moving Deadline 2 back** to Tuesday 28th April 2026 based on the current timetable and assuming no changes to Deadline 1.
- c) The Applicant notes that **Deadline 3** is on the Tuesday of school half-term, immediately following the Spring Bank Holiday. The Applicant would support **bringing Deadline 3 forward** to Friday 22nd May 2026 in order that all parties can make submissions in advance of the Spring Bank Holiday and half-term week.

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- d) The Applicant has no comments at this time on reserving the w/c Monday 8th June 2026 for further hearings.
 - e) The Applicant has no comments on **Deadlines 4, 5, 6 and 7**.
 - f) The Applicant supports the ExA's proposal to **close the examination** on Friday 21st August 2026.
 - g) The Applicant notes that the ExA has requested initial draft **Statements of Common Ground** (SoCG) at Deadline 1, with these to be updated at Deadline 5 and finalised at Deadline 7. The Applicant agrees with these deadlines, but will also provide updated SoCGs as required at other deadlines if clear progress is made on resolving issues and it would benefit the ExA to be made aware of this progress (e.g. in advance of hearings, or issuing written questions).

Annex F of the Rule 6 letter

The Applicant has the following comments to make in respect of Annex F of the Rule 6 letter **[PD-005]**:

- h) The Applicant notes that the ExA has requested at Item 4e of Annex F of the **Rule 6 letter [PD-005]** that the Applicant provides an updated 'Issues Tracker' contained within the **Potential Main Issues for Examination [APP-171]** document at each deadline. The Applicant suggests that this will not be required, or be beneficial to the ExA or Interested Parties. This is because the Applicant intends to submit a 'Statement of Commonality' alongside the SoCGs at Deadline 1, and keep the Statement of Commonality updated at the necessary examination deadlines. The Applicant is proposing that the Statement of Commonality will set out areas of mutual agreement or disagreement with the relevant SoCG parties listed at Item 2 of Annex F of the **Rule 6 letter [PD-005]**, alongside the Applicant's summary of the main areas of disagreement and the likelihood of any issues being resolved during the examination.
- i) The Applicant notes that the ExA has requested at Item 4g of Annex F of the **Rule 6 letter [PD-005]** that the Applicant provides a schedule of progress in securing other consents and licences. The Applicant's position is that none of the consents listed in its **Other Consents and Licences Statement [APP-033]** are required to be obtained in the Examination period, and would be obtained pre or during

construction, as appropriate. The Applicant therefore does not at this stage propose to submit an 'Other Consents Tracker' at any stage into the Examination process. The Applicant will update the ExA on progress reached in relation other consents and licences through SoCGs with the relevant SoCG parties listed at Item 2 of Annex F of the **Rule 6 letter [PD-005]**.

Arrangements for hearings

The Applicant notes the ExA's request for comments about the arrangements for future examination hearings, including the use of virtual methods.

The Applicant's preference would be for all hearings to be 'blended events' which are held in person, but with live streaming available for those not available to attend.

2. The Applicant's request to speak at the Preliminary Meeting, Open Floor Hearing 1, Issue Specific Hearing 1, and Issue Specific Hearing 2

The Applicant will attend the **Preliminary Meeting** and will be represented by Julian Boswall and Leticia Mandra of Burges Salmon, as well as Nicholas Andrews of Brockwell Energy.

The Applicant will attend **Open Floor Hearing 1** and will provide a response to oral submissions, as appropriate.

The Applicant will attend **Issue Specific Hearing 1** and currently anticipates having the following speakers:

- Julian Boswall, Leticia Mandra and Maelor James of Burges Salmon;
- Tom Roseblade of Axis; and
- Nicholas Andrews of Brockwell Energy.

The Applicant will attend **Issue Specific Hearing 2** and currently anticipates having the following speakers (subject to receipt of a more detailed agenda):

- Julian Boswall and Leticia Mandra of Burges Salmon;
- Tom Roseblade, Martin Pollard, Lee Kendall and Duncan Carter of Axis;
- Alastair Field and Alex Mitchell of Reading Agricultural Consultants; and

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- Nicholas Andrews of Brockwell Energy.

3. The Applicant's comments with regard suggested locations for site inspections

The ExA has requested that suggested locations for the site inspections (accompanied or unaccompanied) be provided at Procedural Deadline A. However, it is also noted that Deadline 1 lists out the 'Applicant's Draft Itinerary for an Accompanied Site Inspection'. The Applicant is therefore not proposing any locations at this stage and will respond at **Deadline 1** following receipt of requests from Interested Parties, should additional locations be deemed helpful for the ExA to visit.

4. Update with respect to land and compulsory acquisition

The Applicant wishes to make an additional submission at this Procedural Deadline A to provide an update to the ExA in relation to the current status of negotiations with affected parties.

Following successful negotiations with affected landowners, the Applicant has reduced the extent of land and rights over which the Applicant seeks compulsory acquisition powers. Having reached voluntary agreements in respect of the following plots:

- Plots 10-3, 11-1, over which the Applicant sought to acquire freehold compulsorily; and
- Plots 11-6, 11-7, 12-1, 12-2, 12-3, 12-4, over which the Applicant sought to acquire new rights.

The Applicant now seeks to remove these plots from the **Land and Crown Land Plan [EN010141/DR/2.2]** and **Book of Reference [EN010141/DR/4.3]** and has updated, where relevant, the **draft DCO [EN010141/DR/3.1]**, **Statement of Reasons [EN010141/DR/4.1]** and **Land and Rights Negotiation Tracker [EN010141/DR/4.4]** to reflect the latest position.

The Applicant has prepared a **Schedule of Changes to the Book of Reference [EN010141/DR/8.4]** and updated the **Schedule of Changes to the draft Development Consent Order [EN010141/DR/8.2]** summarising the proposed amendments.

The amended version of the **Funding Statement [EN010141/DR/4.3]** captures the latest position in terms of funding required to compensate for the compulsory acquisition of land and rights following the updates set out above, as well as amendments requested by the ExA in its post-acceptance Section 51 advice to the Applicant.

5. Update with respect to changes in national policy

National Policy Statements for Energy

The Department for Energy Security and Net Zero announced on 13th November 2025 the consultation outcome of the proposed revisions to National Policy Statements EN-1, EN-3 and EN-5, which were published for consultation on 24 April 2025. The Government has subsequently designated updated National Policy Statements EN-1, EN-3 and EN-5 which came into force on 6th January 2026.

In light of this, the Applicant has provided a **Note on updated National Policy Statements EN-1, EN-3, and EN-5 [EN010141/DR/8.5]** alongside this submission. This confirms that the Scheme should be determined in accordance with the 2024 NPSs as the application was accepted for examination prior to publication of the updated 2026 NPSs. The 2026 NPSs may therefore be an important and relevant consideration, but are not the primary reference for decision-making.

The changes introduced by the updated 2026 NPSs reinforce the Government's focus on the need for new renewable and low carbon energy infrastructure to achieve the Clean Power 2030 Mission. The updates and amendments to the NPSs have little material impact on the decision-making for the Scheme.

The Applicant proposes that it is agreed at the Preliminary Meeting that all examination submissions that contain reference to national policy should continue to refer to the 2024 NPSs.

National Planning Policy Framework

Government began a consultation on an updated National Planning Policy Framework (NPPF) on 16th December 2025, with the consultation closing on 10th March 2026.

Government has set out on page 106 of the consultation document¹ in relation to the transitional arrangements that “*It is proposed that the Framework would be a material consideration from the day of publication of the final version*”. At this time, the draft updated NPPF is therefore not a material consideration.

It is likely that the final published version of the revised NPPF will undergo further significant changes from the consultation version, given the level of changes from the current NPPF and the nature of the questions being asked by Government through the consultation. The Applicant therefore believes there is limited value to the examination at this stage in providing commentary on the implications of the draft revised NPPF when the current published version is not a material consideration. The Applicant proposes to provide a note on the revised NPPF should it be published in final form prior to the close of examination, but welcomes the ExA’s view on this matter.

6. Update with respect to statements of common ground.

The Applicant notes that the ExA has requested SoCGs with the relevant SoCG parties listed at Item 2 of Annex F of the **Rule 6 letter [PD-005]** with submission of these SoCGs at Deadlines 1, 5 and 7.

The Rule 6 letter includes that the Applicant prepares a SoCG with Cambridgeshire Fire and Rescue Service (CFRS). The Applicant has been in discussion with CFRS during the pre-examination period and all matters raised by CFRS with regard the battery energy storage system (BESS) have been addressed through the application documents. The Applicant can therefore provide a signed SoCG with CFRS in advance of examination, for

¹ MHCLG (2025). *Proposed reforms to the National Planning Policy Framework and other changes to the planning system*. [online] Available at: https://assets.publishing.service.gov.uk/media/69417a0958a21370f58f3010/December_2025_NPPF_Consultation_document.pdf

the benefit of the ExA and Interested Parties, confirming that agreement on all matters with CFRS has been reached. The Applicant has provided a **Statement of Common Ground with Cambridgeshire Fire and Rescue Service [EN010141/DR/8.6]** alongside this submission and in advance of the Preliminary Meeting and Deadline 1.

The Applicant can confirm that progress is being made on all other SoCGs and these will be provided at Deadline 1.

Other matters

Archaeological Evaluation Reports

The Applicant notes that at the time of submission of the application, interim archaeological reports were provided for East Park Sites A, B and D, with a full and final report provided for Site C.

The Applicant can provide an update that **ES Vol 2 Appendix 6-6 Site A Trial Trench Evaluation Final Report [EN010141/DR/6.2]** is now available and has been provided alongside this submission, superseding the **Site A Trial Trench Evaluation Interim Report [APP-087]**.

The final reports for East Park Sites B and D are still in preparation, following completion of final trenches in each of these sites. The Applicant is not aware of any findings in the final reports that would in any way change the conclusions in **ES Vol 1 Chapter 6 Cultural Heritage and Archaeology [APP-042]**.

Documents Updated

The Applicant has provided the following updated application documents as part of this submission:

- **Application Document Tracker (Rev. P03) [EN010141/DR/1.5];**
- **Land and Crown Land Plan (Rev. P03) [EN010141/DR/2.2];**
- **Draft Development Consent Order (Rev. P03) [EN010141/DR/3.1];**
- **Statement of Reasons (Rev. P02) [EN010141/DR/4.1];**

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- **Funding Statement (Rev. P02) [EN010141/DR/4.2];**
 - **Book of Reference (Rev. P03) [EN010141/DR/4.3];**
 - **Land and Rights Negotiation Tracker (Rev. P02) [EN010141/DR/4.4];**
 - **ES Vol 2 Appendix 6-6 Site A Trial Trench Evaluation Final Report (Rev. P02) [EN010141/DR/6.2]; and**
 - **Schedule of Changes to the draft Development Consent Order (Rev. P02) [EN010141/DR/8.2].**

In addition, the Applicant has provided the following additional documents to support the Examination:

- **Schedule of Changes to the Book of Reference (Rev. P01) [EN010141/DR/8.4];**
- **Note on updated National Policy Statements EN-1, EN-3, and EN-5 (Rev. P01) [EN010141/DR/8.5]; and**
- **Statement of Common Ground with Cambridgeshire Fire and Rescue Service (Rev. P01) [EN010141/DR/8.6].**

Please do not hesitate to contact the undersigned representative of the Applicant if you have any questions or require any further information regarding this submission.

Yours sincerely,

Nicholas Andrews

DCO Project Manager on behalf of BSSL Cambsbed 1 Limited

