

**Our Ref: EN010141/DR/8.32**

26 May 2026

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BS1 6PM**FAO:** [eastparkenergyproject@planninginspectorate.gov.uk](mailto:eastparkenergyproject@planninginspectorate.gov.uk)**Application Reference: EN010141****Applicant Cover Letter for Examination Deadline 3**

I write on behalf of BSSL Cambsbed 1 Ltd (the 'Applicant') in response to the Examining Authority's (ExA) Rule 8 letter dated 01 April 2026 in respect of Examination Deadline 3. This letter sets out the submissions made by the Applicant for Deadline 3.

**1. The Applicant's revised documents submitted at Deadline 3**

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

Document	Rev.	Reason(s) for updates
Application Document Tracker <i>[Clean' and 'Tracked' provided]</i>	P06	Updated to accurately set out the current status of all documents submitted by the Applicant as of Deadline 3.
Land Plan <i>[Clean' and 'Tracked' provided]</i>	P04	Updated to reflect the latest position in relation to land and compulsory acquisition, and to remove reference to Crown Land.
Street Works, Rights of Way and Access Plan	P02	Updated the drawing legend in response to comments from Bedford Borough Council.
Traffic Regulation Measures Plan	P03	Updated to address comments made at Deadline 2.

Document	Rev.	Reason(s) for updates
Statutory and Non Statutory Sites or Features for Nature Conservation Plan	P03	Updated in response to Examining Authority First Written Questions.
Draft Development Consent Order <i>[‘Clean’ and ‘Tracked’ provided]</i>	P05	Various updates including in response to Examining Authority First Written Questions, and other comments received at Deadline 2. Refer to the Schedule of Changes to the draft Development Consent Order for a full list of updates.
Explanatory Memorandum <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Various updates including in response to Examining Authority First Written Questions, and other comments received at Deadline 2.
Statement of Reasons <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Updated to reflect the latest position in relation to land and compulsory acquisition, and to remove reference to Crown Land.
Funding Statement <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Updated to reflect the latest position in relation to land and compulsory acquisition.
Book of Reference <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Updated to reflect the latest position in relation to land and compulsory acquisition, and to remove reference to Crown Land.
Land and Rights Negotiations Tracker <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Updated to reflect the latest position in relation to land and compulsory acquisition, and to remove reference to Crown Land.
Other Consents and Licences Statement <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Updated in response to comments from the Environment Agency.
ES Vol 1 Chapter 2: The Scheme <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Updated in response to comment from Bedford Borough Council.
ES Vol 1 Chapter 8: Hydrology and Flood Risk <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
ES Vol 1 Chapter 9: Traffic and Transport <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
ES Vol 1 Chapter 12: Ground Conditions <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.

Document	Rev.	Reason(s) for updates
ES Vol 1 Chapter 14: Socio Economics, Development Land and Tourism <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Various updates including in response to Examining Authority First Written Questions.
ES Vol 1 Chapter 18: Summary of Effects <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Various updates including in response to Examining Authority First Written Questions.
ES Vol 2 Appendix 2-3: Site Preparation Works <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to Examining Authority First Written Questions.
ES Vol 2 Appendix 7-2: Breeding Bird Survey Report	P01	It was highlighted to the Applicant that Annex 3 was missing from the previous published version of this document. The Applicant has now updated to include Annex 3. As there is no substantive change to the document the Applicant has kept the revision as ‘P01’.
ES Vol 2 Appendix 8-1: Flood Risk Assessment <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Updated in response to comments from the Environment Agency.
ES Vol 2 Appendix 8-2: Water Framework Directive Assessment <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Updated in response to comments from the Environment Agency.
ES Vol 2 Appendix 9-1: Transport Assessment <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to Examining Authority First Written Questions, and other comments received at Deadline 2.
ES Vol 2 Appendix 9-2: Traffic Flow Diagrams <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Various updates including in response to Examining Authority First Written Questions, and other comments received at Deadline 2.
ES Vol 3 Figure 2-3: Indicative Crossings Plan	P03	Updated to include local authority boundaries, as requested in comments received at Deadline 2.
ES Vol 3 Chapter 7: Ecology and Nature Conservation Figures	P03	Updated to include areas where access for habitat surveys were limited, as requested in comments received at Deadline 2.
Outline Construction Environmental Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Various updates including in response to comments received at Deadline 2.
Outline Construction Traffic Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.

Document	Rev.	Reason(s) for updates
Outline Operational Environmental Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Outline Decommissioning Environmental Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Various updates including in response to comments received at Deadline 2.
Outline Landscape and Ecological Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P04	Various updates including in response to comments received at Deadline 2.
Outline Public Rights of Way Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Outline Soil Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Outline Waste Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P02	Various updates including in response to comments received at Deadline 2.
Outline Surface Water Management Plan <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Outline Heritage Enhancement Strategy <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Biodiversity Net Gain Report <i>[‘Clean’ and ‘Tracked’ provided]</i>	P03	Various updates including in response to comments received at Deadline 2.
Schedule of Changes to the Draft Development Consent Order	P04	Updated to set out the changes made to the draft DCO at Deadline 3.
Schedule of Changes to the Book of Reference	P02	Updated to set out the changes made to the Book of Reference at Deadline 3.

## 2. The Applicant’s additional documents submitted at Deadline 3

The Applicant has provided the following additional documents to support the Examination:

Document	Rev.	Reason(s) for submission
Applicant Response to Examining Authority's First Written Questions	P01	As requested in the ExA's Rule 8 Letter.
Applicant Response to Deadline 2 Submissions – Host Authorities and Statutory Environmental Bodies	P01	As requested in the ExA's Rule 8 Letter.
Applicant Response to Deadline 2 Submissions – Other Interested Parties	P01	As requested in the ExA's Rule 8 Letter.
Technical Note on Replacement Works	P01	In response to comments made by the Host Authorities.

### 3. Accompanied Site Inspection

The Applicant notes that a number of submissions were made at Deadline 2 in relation to the potential Accompanied Site Inspection. The Applicant considers the scope of the itinerary set out in the **Applicant's Proposed Itinerary for the Accompanied Site Inspection [REP1-065]** to be suitable for the purpose of an accompanied site inspection, noting that the Examining Authority is also able to undertake unaccompanied site inspections at any point should they so wish. A separate **Virtual Site Inspection Plan [REP2-046]** has also been prepared with comments due at Deadline 3. The Applicant has no specific comments to make on the submissions made at Deadline 2, and notes the final itinerary of any potential Accompanied Site Inspection is at the discretion of the Examining Authority.

### 4. Comments on Stop East Park Energy Drone Submission

The Applicant notes that a drone flyover video **[REP2-105]** was submitted by Stop East Park Energy at Deadline 2. The Applicant has not undertaken a detailed review of the accuracy of this video, in particular the accuracy of the site extents shown.

The Applicant would advise that, whilst verified drone footage can provide useful contextual information regarding the arrangement of the Site and the surrounding landscape, it is

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important to note that footage recorded from elevated positions does not replicate the experience of visual receptors at ground level, including users of public rights of way, residents or road users, as assessed within the LVIA. In particular, drone footage can alter the perception of scale, openness, distance and visibility relative to views experienced by receptors on the ground. Consequently, the Applicant does not consider that such footage should be relied upon as a substitute for the LVIA assessment of landscape and visual effects, when compared to the assessment methodology set out within the LVIA, which is based on representative viewpoints, verified photography, field survey work and assessment in accordance with GLVIA3.

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,



***DCO Project Manager on behalf of BSSL Cambsbed 1 Limited***

