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All interested parties, statutory parties and
any other person invited to the preliminary
meeting

Your Ref:

Our Ref: EN010151

Date: 01 October 2025

Dear Sir/ Madam

Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – rules 8 and 9

Application by Beacon Fen Energy Park Limited for an order granting development consent for the Beacon Fen Energy Park Project

Examination timetable and notification of other procedural decisions

This letter (the Rule 8 Letter) provides important information about the examination of this application. The letter includes:

- The examination timetable
- An invitation to submit written representations
- Details of the publication of the Examining Authority's (ExA) written questions
- Details on statements of common ground
- Confirmation of details on local impact reports from local authorities
- Other procedural decisions made by the ExA
- Information about hearings and accompanied site inspections
- Information about the availability of examination documents
- Guidance on the use of the 'Have your say' tab on the project webpage

All documentation associated with this examination, including a note of the preliminary meeting and the recording of that meeting, can be viewed under the [documents tab](#) on the project webpage of the Find a National Infrastructure Project website ([project webpage](#)).

The examination timetable

I have made a procedural decision about the way the application will be examined. The final examination timetable is attached at **annex A** to this letter.

The examination timetable replaces the draft timetable that was included in my Rule 6 Letter. In finalising the examination timetable, I have sought to accommodate requests and suggestions made orally or in writing to the preliminary meeting.

Please note that the examination timetable contains a number of deadlines for receipt of information by the Planning Inspectorate. All deadlines are at 23:59 on the date specified. Please ensure submissions arrive by the deadline. If you do not make your submissions by the dates specified in the timetable, I may disregard them.

I request that all interested parties make their submissions using the '[Have your say](#)' page on the project webpage on or before the applicable deadline. **Annex E** to this letter provides further information about using the '[Have your say](#)' page.

If I consider it necessary to vary the examination timetable during the examination, notification will be sent to interested parties and statutory parties invited to the preliminary meeting. The changes will be published on the [project webpage](#).

Written representations

All interested parties are now invited to submit written representations and any comments on the relevant representations already submitted. These should be submitted by **deadline 1, Tuesday 07 October 2025** in the examination timetable.

Written representations can cover any relevant matter and are not restricted to the matters set out in my initial assessment of principal issues.

Any person, other than the applicant, who submits a written representation must identify those parts of the application with which they agree and those parts with which they do not agree, explaining the reasons why. Interested parties should also provide with their written representations any data, methodology and assumptions used to support their submissions to avoid delays in the examination (see paragraph 009 of the [government's guidance on the examination stage for Nationally Significant Infrastructure Projects](#) for further information about written representations).

I have requested further types of written submissions at various points in the examination (see **annex A**).

Any written representations and any further written submissions requested during the examination, that exceed 1500 words, should also be accompanied by a summary which should not exceed 10% of the original text. The summary should set out the key facts of the written submission and must be representative of the submission made.

Representations **must not include hyperlinks** to documents/evidence hosted on third party websites. See the Planning Inspectorate's [Advice for members of the public: Advice](#)

[for submitting representations or comments](#) for important information about making written submissions.

Examining Authority's written questions

I have prepared written questions (ExQ1) about the application and the representations received so far. These questions are published on the project webpage and can be accessed at the following link:

[Examining Authority's First Written Questions \(ExQ1\)](#)

Responses to ExQ1 must be provided by **deadline 2, Tuesday 21 October 2025** in the examination timetable.

Other procedural decisions made by the Examining Authority

Annex B to this letter contains important details and clarifications about other procedural decisions I made at, or following, the preliminary meeting.

Format of examination events

Both blended (part in-person and part virtual) and fully virtual events form part of the operating model. I remain flexible and will confirm the format of any hearings when I provide formal notification of each hearing in advance of it taking place.

Hearings and site inspections

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See the Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The Planning Inspectorate's advice for members of the public also provides important information about hearing procedures:

- [What to expect at a Nationally Significant Infrastructure Project event](#)
- [Registering to speak at, or attend, a Nationally Significant Infrastructure Project event](#)

On this basis the examination timetable at **annex A** to this letter includes periods of time reserved for any hearings to be held, and I will notify all interested parties of any hearings scheduled as part of the examination in advance of them taking place. That notification will include a deadline for interested parties to inform the Planning Inspectorate if they wish to participate at the notified hearing(s).

I may also undertake further site inspections. Where I am able to view the site from public land, I am likely to do this unaccompanied and a note of the site inspection will be published on the project webpage. The examination timetable also reserves time for me to undertake an accompanied site inspection (ASI) week commencing 10 November 2025.

I will consider each suggested site location to determine if it could be viewed from public land on an unaccompanied basis or if it is necessary to view it on an accompanied basis. I will also consider if it would be appropriate to make arrangements for access only to be provided to specific sites such that they could be inspected as part of an unaccompanied site inspection on an access required basis.

Annex C provides details about what interested parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings. It also provides important information about the accompanied site inspection and attendance at the inspection.

Managing examination correspondence

Given the volume and frequency of letters the Planning Inspectorate needs to send to interested parties during an examination, we aim to communicate with people by email as electronic communication is more environmentally friendly and cost effective for the taxpayer.

If you have received a letter from the Planning Inspectorate but are able to receive communications by email, please inform the Case Team using the contact details at the top of this letter as soon as possible.

As the examination process makes substantial use of electronic documents, it will be useful for you to become familiar with the [project webpage](#).

A '[Have your say](#)' page is available on the website which provides a portal through which parties should make written submissions at relevant deadlines during the examination. Further information about the Have your say page is provided at **annex E** to this letter.

There is also a function on the right-hand side of the project webpage called '[Get updates](#)'. This provides you with an opportunity to register to receive automatic e-mail updates at key stages during the examination.

Your status in the examination

You have received this letter because you are a person or organisation who is involved in the NSIP process. See the Planning Inspectorate's [Advice for members of the public: National Infrastructure Projects and the people and organisations involved in the process](#) for further details.

If, having read the advice, you are still unsure about how you are involved in the process please contact the Case Team using the details at the top of this letter.

Awards of costs

All parties will normally be expected to meet their own costs. Costs can be awarded against a party who has acted unreasonably and has caused the party applying for the award of costs to incur unnecessary or wasted expense during the examination. You should be aware of the relevant costs guidance [Awards of costs: examinations of applications for development consent orders](#).

Management of information

Information, including representations, submitted in respect of this examination (if accepted by the Examining Authority) and a record of any advice which has been provided by the Planning Inspectorate is published on the [project webpage](#).

Please note that in the interest of facilitating an effective and fair examination, it is necessary to publish some personal information. To find out how we handle your personal information please view our [Privacy Notice](#).

I look forward to working with all parties in the examination of this application.

Yours faithfully

Andre Pinto

Examining Authority

Annexes

- A** Examination timetable
- B** Other procedural decisions made by the Examining Authority
- C** Requests to appear and procedure to be followed at hearings
- D** Examination documents
- E** Information about the 'Have your say' page

This communication does not constitute legal advice.
Please view our [Privacy Notice](#) before sending information to The Planning Inspectorate.

Examination Timetable

The Examining Authority (ExA) is under a duty to **complete** the examination of the application by the end of the period of 6 months beginning with the day after the close of the preliminary meeting.

The examination of the application primarily takes the form of the consideration of written submissions. The ExA will also consider any oral representations made at hearings.

Item	Matters	Date
1.	Procedural deadline A Deadline for receipt by the ExA of: <ul style="list-style-type: none"> • written submissions on the examination procedure and draft examination timetable • an updated Detailed Land and Rights Negotiations Tracker from the applicant (please refer to annex E of the Rule 6 letter) • requests to speak at the preliminary meeting • request to speak at open floor hearing 1 (OFH1) • request to speak at issue specific hearing 1 (ISH1) • suggested locations for site inspections (accompanied or unaccompanied), including justification and whether the location(s) require access to private land (if any) • notification of wish to have future correspondence delivered electronically, including confirmation of email address 	Tuesday 16 September 2025
2.	Preliminary meeting	Tuesday 23 September 2025(AM)
3.	Open Floor Hearing 1	Tuesday 23 September 2025(PM)
4.	Issue Specific Hearing 1 (ISH1) <ul style="list-style-type: none"> • On General Matters • Need, Site Selection and Alternatives • Water Environment and Flood Risk • Access and Traffic 	Wednesday 24 September 2025

5.	Time reserved for the continuation of ISH1 (if required)	Thursday 25 September 2025
6.	Issue by the ExA of: <ul style="list-style-type: none"> the examination timetable (the Rule 8 letter) the ExA's first written question (ExQ1) 	As soon as practicable following the Preliminary Meeting
7.	Deadline 1 For receipt by the ExA of: <ul style="list-style-type: none"> Post-hearing submissions including written summaries of any oral cases as heard in OFH1 and ISH1 local impact reports (LIRs) from local authorities written representations from interested parties and summaries of any that exceed 1500 words comments on relevant representations (RRs) and any additional submissions received the applicant's draft itinerary for an accompanied site inspection (ASI) (if required) the applicant's updates – refer to annex E of the Rule 6 letter. notification by statutory parties of their wish to be considered as an interested party (IP) by the ExA if not submitted an RR requests by interested parties to be heard at a further open floor hearing requests by affected persons (APs) (defined in section 59(4) of the Planning Act 2008) to be heard at a compulsory acquisition hearing (CAH) comments on any information or submissions accepted by the ExA any further information requested by the ExA under rule 17 of the Examination Procedure Rules any other information submitted by the applicant 	Tuesday 07 October 2025
8.	Deadline 2 For receipt by the ExA of: <ul style="list-style-type: none"> responses to the ExA's ExQ1 comments on LIR 	Tuesday 21 October 2025

	<ul style="list-style-type: none"> • comments on the applicant's draft itinerary for the ASI (if required) • comments on any further information/submissions received by deadline 1, including the applicant's updates referred to in annex E of the Rule 6 letter and any other information requested by the ExA for deadline 1 • any further information requested by the ExA under rule 17 of the Examination Procedure Rules • any other information submitted by the applicant 	
9.	<p>Deadline 3</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • the applicant's updates – refer to annex E of the Rule 6 letter. • comments on any further information/submissions received by deadline 2, including the applicant's updates referred to in annex E of the Rule 6 letter and any other information requested by the ExA for deadline 2. • any further information requested by the ExA under rule 17 of the Examination Procedure Rules • any other information submitted by the applicant 	Friday 31 October 2025
10.	<p>Hearings:</p> <ul style="list-style-type: none"> • compulsory acquisition hearing 1 (CAH1) • any issue specific hearings • any open floor hearings (if required) <p>Time reserved for an Accompanied Site Inspection (if held)</p>	Week commencing 10 November 2025
11.	<p>Deadline 4</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Post-hearing submissions including written summaries of any oral cases as heard in hearings held w/c 10 November 2025 • the applicant's updates – refer to annex E of the Rule 6 letter. 	Friday 21 November 2025

	<ul style="list-style-type: none"> • comments on any further information/submissions received by deadline 3, including the applicant's updates referred to in annex E of the Rule 6 letter, and any other information requested by the ExA for deadline 3 • any further information requested by the ExA under rule 17 of the Examination Procedure Rules • any other information submitted by the applicant 	
12.	Issue by the ExA of: <ul style="list-style-type: none"> • the ExA's second written questions (ExQ2) • the Report on the Implications for European Sites (RIES) and any associated questions (if required) 	Monday 08 December 2025
13.	Deadline 5 <ul style="list-style-type: none"> • responses to ExQ2 • the applicant's updates – refer to annex E of the Rule 6 letter. • any further information requested by the ExA under rule 17 of the Examination Procedure Rules • comments on any further information/submissions received by deadline 4, and any other information requested by the ExA for deadline 4 • any other information submitted by the applicant 	Monday 29 December 2025
14.	Deadline 6 <ul style="list-style-type: none"> • the applicant's updates – refer to annex E of the Rule 6 letter. • any further information requested by the ExA under rule 17 of the Examination Procedure Rules • comments on the RIES (if provided) • comments on any further information/submissions received by deadline 5 and any other information requested by the ExA for deadline 5 	Monday 12 January 2026

	<ul style="list-style-type: none"> any other information submitted by the applicant 	
15.	Publication by the ExA of: <ul style="list-style-type: none"> the ExA's third written questions (ExQ3) (if required) the ExA's commentary on, or schedule of changes to, the draft DCO (if required) 	Monday 26 January 2026
16.	Deadline 7 For receipt by the ExA of: <ul style="list-style-type: none"> responses to the ExQ3 (if provided) comments on the ExA's commentary on, or schedule of changes to, the draft DCO (if provided) the applicant's updates – refer to annex E of the Rule 6 letter. comments on any further information/submissions received by deadline 6, and any other information requested by the ExA for deadline 6 any further information requested by the ExA under rule 17 of the Examination Procedure Rules 	Monday 09 February 2026
17.	Deadline 8 For receipt by the ExA of: <ul style="list-style-type: none"> closing summary statement from parties regarding matters that they have previously raised during the examination and that have not been resolved to their satisfaction the applicant's clean version of the final draft DCO in Microsoft Word, the email notification from legislation.gov.uk confirming successful validation and the validation report the applicant's final updates – refer to annex E of the Rule 6 letter. the applicant's closing summary statement comments on any further information/submissions received by deadline 7 any further information requested by the ExA under rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 	Monday 16 February 2026

18.	Close of examination The ExA intends to close the examination on this date. See 'Note about the close of examination date'.	Monday 23 February 2026
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Note about the close of examination date

The ExA is under a duty to complete the examination of the application by the end of the period of 6 months beginning with the day after the close of the preliminary meeting. The ExA may however decide to close the examination earlier and on the date specified in the timetable if it considers that the application and relevant matters have been examined adequately.

Submission times for deadlines

The time for submission of documents at any deadline in the timetable is 23:59 on the relevant deadline date, unless instructed otherwise by the ExA.

Publication dates

All information received will be published on the [project webpage](#) as soon as practicable after the deadlines for submissions.

Report on the Implications for European Sites (RIES)

Where an applicant has provided a No Significant Effects Report or a Habitats Regulations Assessment (HRA) Report with the application, the ExA may decide to issue a RIES during the examination. The RIES is a factual account of the information and evidence provided to the ExA on HRA matters during the examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent authority, to undertake its HRA. It is not the ExA's opinion on HRA matters. Comments on the RIES will be invited by the ExA and any received will be taken into account as part of the ExA's recommendation to the Secretary of State. The ExA may also raise questions in the RIES to confirm or clarify matters that remain outstanding.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under regulation 63(3) of The Habitats Regulations 2017.

Other procedural decisions made by the Examining Authority (ExA)

I have made a number of procedural decisions following the preliminary meeting:

1. Examination timetable

I have decided to issue the examination timetable, as set out in annex A to this rule 8 letter, which is the same as the draft examination timetable set out in annex D to the rule 6 letter.

2. Examining Authority's written questions

My written questions (ExQ1) have been published alongside this Rule 8 Letter on 01 October 2025. Whilst most of my written questions are directed at specific parties, no other party should feel inhibited or restricted in responding to any question I ask, even if it is directed elsewhere.

Some of my questions are directed to specific statutory parties which have not, at the time of writing, confirmed that they wish to become interested parties for the purposes of the examination of the application.

All relevant statutory parties are requested to check my written questions carefully in order that they may identify and respond to any questions posed to them.

For the avoidance of doubt, statutory parties are defined as the parties listed in schedule 1 to [The Infrastructure Planning \(Interested Parties and Miscellaneous Prescribed Provisions\) Regulations 2015](#). Statutory parties, including relevant local authorities, that have not already registered to become an interested party should consider notifying the ExA of their wish to be considered as an interested party, under Section 89(2A)(b) of the Planning Act 2008 (PA2008) as soon as possible.

3. Statements of common ground (SoCG)

The applicant is taking the lead in the preparation of SoCGs and it will aid the smooth running of the examination if all interested parties who are participating in the preparation of SoCGs liaise and co-operate with the applicant in respect of their production. In addition to the SoCG submitted already by the applicant, I have requested additional SoCG to be submitted between the applicant and several other parties, as set out in **annex G** of my [Rule 6 Letter](#). Final signed versions of the SoCGs are requested to be submitted **by the applicant at deadline 8, Monday 16 February 2026**.

All of the SoCGs should cover the articles and requirements in the draft DCO. Any interested party seeking that an article or requirement is reworded should provide the form of words which are being sought.

The content of SoCGs will help to inform me about the need to hold any issue specific hearings during the examination, and to enable me and the applicant to give notice of such hearings in advance of them taking place.

4. Local impact reports (LIR)

A LIR is a report in writing giving details of the likely impact of a proposed development on a local authority's area (or any part of that area). For more information about the importance and content of LIRs see the Planning Inspectorate's [Advice for local authorities](#).

Local authorities, defined in section 56A of the Planning Act 2008, are invited to submit LIRs by **deadline 1 (Tuesday 07 October 2025)** as already set out in my [Rule 6 Letter](#).

5. Changes to land interests

When the applicant becomes aware that there has been a change in ownership, or a new interest, in relevant land the applicant is requested to make the relevant person aware that they can make a request to the ExA to become an interested party under section 102A of the PA2008. They should inform them that information about how to do this can be found in the Planning Inspectorate's advice for members of the public: [Nationally Significant Infrastructure Projects and the people and organisations involved in the process](#).

The examination timetable includes various deadlines for the submission of an updated book of reference and schedule of changes to the book of reference, which should include confirmation that relevant persons have been informed of their rights under section 102A.

6. Additional submissions

In addition to the documentation submitted by procedural deadline A, I have exercised my discretion and made a procedural decision to accept additional submissions from the following:

- Ministry of Defence [[AS-025](#)]
- Mr D J Bowler [[AS-026](#)]
- Indigo Networks [[AS-024](#)]
- Northern Gas Networks [[AS-027](#)]
- SGN [[AS-028](#)]

Arrangements for hearings

My examination will be principally undertaken through the exchange of written submissions however the examination timetable reserves periods of time for hearings to be held (if required).

Requests to participate at hearings

Interested parties are required to notify the Examining Authority (ExA) in writing of their wish to take part in a further open floor hearing (OFH) or compulsory acquisition hearing (CAH) on or before **Tuesday 07 October 2025** (see **deadline 1**). I remind interested parties of the procedural decision issued with the [Rule 6 Letter](#) requesting notification from interested parties in this regard on or before **Tuesday 07 October 2025** (see **deadline 1**).

Any request to participate in a hearing **should include** the following information:

- name and unique reference number (found at the top of any letter or email from the Planning Inspectorate)
- email address (if available) and contact telephone number
- name and unique reference number of any person/organisation that you are representing (if applicable)
- for blended events, confirmation of whether you will participate virtually or in-person
- confirmation of the hearing(s) you wish to participate in, the agenda item(s) on which you wish to speak and/ or brief details of the topic(s) that you would like to raise
- for CAHs, the plot number(s) of the relevant land provided in the [Book of Reference](#) and the [Land Plans](#)
- The [Examination Library](#) reference number (with paragraph/page number where appropriate) of any documents you wish to refer to

The ExA will provide reasonable notice of the time, date and place of any hearings to all interested parties.

Requests to participate should be made using an **event participation form** which will be provided with the notification of the hearing.

Please contact the case team using the contact details at the top of this letter if you require any support or assistance to attend an event, either virtually or in person.

If no written requests to take part in an OFH or CAH are received by the above deadline, I am not required to hold such a hearing, although I may choose to do so nonetheless.

I may also choose to hold issue specific hearings (ISH) about topics that I think need to be explored orally. The decision to hold an ISH about a particular topic is not connected to how relevant or important I consider an issue or topic to be.

Hearing agendas

For ISHs and CAHs the ExA will publish a detailed draft agenda on the project website at least five working days in advance of the hearing date. However, the actual agenda on the day of each hearing may be subject to change at the discretion of the ExA. For OFHs an agenda may not be published.

Procedure at hearings

The examination of the application will principally be a written process supplemented where necessary by various types of hearings. See the Planning Inspectorate's [Advice for members of the public: The stages of the NSIP process and how you can have your say](#) for more information.

The procedure to be followed at hearings is set out in rule 14 of The Infrastructure Planning (Examination Procedure) Rules 2010. The ExA is responsible for the oral questioning of a person giving evidence and the process affords very limited scope to allow cross-questioning between parties.

Hearing livestream and recording

A link to a livestream for each hearing will be made available on the [project webpage](#) shortly before any hearing is due to open. The livestream is available to anybody who wishes to observe a hearing in real time.

All hearings are recorded, and the recordings will be made available on the [project webpage](#) as soon as practicable after the close of the hearing. The recordings allow any member of the public who is interested in the application and the examination to find out what has been discussed.

Examination documents

The application documents and relevant representations can be inspected on the [project webpage](#).

How to stay up to date

All further documents submitted in the course of the examination will also be published under the [documents tab](#) of the project webpage.

You can also sign up to get [email updates](#).

If you have any questions about the process, examination events or how to access the documents, you can email beaconfen@planninginspectorate.gov.uk or contact us on 0303 444 5000.

The Examination Library

For ease of navigation, please refer to the [Examination Library](#) (EL) which is accessible by clicking the blue button under the documents tab. The EL is updated regularly throughout the examination.

The EL records and provides a hyperlink to:

- each application document
- each representation and submission made to the examination
- each procedural decision made by the Examining Authority

Each document is given a unique reference number which will be fixed for the duration of the examination. **Please quote the unique reference number from the EL when referring to any examination documents in any future submissions that you make.**

Information about the 'Have your say' page

The '[Have your say](#)' page is available on the [project webpage](#).

You will need to enter your unique reference number ('Your ref' found at the top of your letter or email from the Planning Inspectorate). If you are making a submission on behalf of another person or organisation, and do not have your own unique reference number, then you should enter the unique reference number of the person or organisation you are representing. If you are not a registered interested party then it is at the discretion of the Examining Authority whether or not your submission is accepted.

Submissions will be published on the [project webpage](#) as soon as practicable following the close of the relevant deadline. For further information about publishing submissions please view our [Privacy Notice](#).

You will be able to submit a document (upload file), make a text representation or both. It is possible to upload multiple files for each individual submission item. Electronic attachments should be clearly labelled with the subject title and not exceed 50MB.

Submissions **must not include hyperlinks** to documents/evidence hosted on a third party website, for example technical reports, media articles and so on. See the Planning Inspectorate's [Advice for members of the public: Advice for submitting representations or comments](#) for important information about making written submissions. All submissions must be made in a format that can be viewed in full on the National Infrastructure Planning website. Any submissions that exceed 1500 words should also be accompanied by a summary; this summary should not exceed 10% of the original text.

You should select the relevant deadline for your submission and then, on the next webpage, select the appropriate submission item as described in the examination timetable at **annex A** to this letter. Please ensure you make a separate submission for each submission item and **do not duplicate your submission**. If you consider that your submission does not fit the description of any of the submission items then please select the submission item 'Other' and ensure that it is titled appropriately.

If you experience any issues when using the '[Have your say](#)' page please contact the Case Team using the contact details at the top of this letter and they will assist.