



Planning Inspectorate
Arolygiaeth Gynllunio

Section 55

Acceptance of Applications Checklist

Appendix 3 of [Advice on the preparation and submission of application documents](#)

Version: October 2024

Dean Moor Solar Farm Section 55 Acceptance of Applications Checklist

Relevant sections of the Planning Act 2008 can be viewed at legislation.gov.uk, here: <http://www.legislation.gov.uk/ukpga/2008/>

All other secondary legislation referred to in this checklist is searchable, here: <https://www.legislation.gov.uk/>

DISCLAIMER: This Checklist is a non-statutory checklist for the Planning Inspectorate to complete. Completion or self-assessment by the Applicant does not hold weight at the Acceptance stage. Unless specified, all references to the Planning Inspectorate are made in relation to functions being carried out on behalf of the Secretary of State for the Ministry of Housing, Communities and Local Government.

Section 55(2) Acceptance of Applications				
1	Within 28 days (starting day after receipt) the Planning Inspectorate must decide whether or not to accept the application for Examination.	Date received	28-day due date	Date of decision
		26 March 2025	23 April 2025	15 April 2025
Section 55(3) – the Planning Inspectorate may only accept an application if it concludes that:		Planning Inspectorate comments		
Section 55(3)(a) and s55(3)(c): It is an application for an order granting development consent				
2	In accordance with sections(s) 14 to 30 of the Planning Act 2008 (the PA2008), is the development a Nationally Significant Infrastructure Project (NSIP) (or does it form part of an NSIP); and does the application state on the face of it that, in accordance with s31 of the PA2008, it is an application for a Development Consent Order (DCO) under the PA2008, or equivalent words? Does the application specify the development to	Yes The Proposed Development set out in Schedule 1 of the Draft Development Consent Order (Application Document Reference (Doc 3.1)) includes development falling within the categories in s14 of the PA2008. The development is for the construction of a Generating Station and satisfies section 15 of the PA2008, including subsection 1 and subsection 2. The Applicant states that the Generating Station is intended to have a Generation Capacity of more than 50 MW.		

	<p>which it relates (i.e. which category or categories in s14 to 30 does the Proposed Development fall)?</p> <p>If the development does not fall within the categories in s14 to 30, has a direction been given by the Secretary of State under s35 of the PA2008 for the development to be treated as development for which development consent is required?</p>	<p>This is consistent with the summary provided in section 4 of the Application Form (Doc 1.1), which states that the application is for an NSIP.</p>
3	<p>Summary: Section 55(3)(a) and s55(3)(c)</p>	<p>The Planning Inspectorate is satisfied that the Draft Development Consent Order (Doc 3.1) includes development for which development consent is required.</p>
<p>Section 55(3)(e): The Applicant in relation to the application made has complied with Chapter 2 of Part 5 (pre-application procedure)</p>		
4	<p>In accordance with Regulation 8 of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (the EIA Regulations), did the Applicant (prior to carrying out consultation in accordance with s42) either (a) request the Planning Inspectorate adopt a Screening Opinion in respect of the development to which the application relates, or (b) notify the Planning Inspectorate in writing that it proposed to provide an Environmental Statement in respect of that development?</p>	<p>Yes</p> <p>On 7 August 2023 the Applicant notified the Planning Inspectorate in accordance with Regulation 8(1)(b) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 of its intention to provide an Environmental Statement (ES) in respect of the Proposed Development. The notification was received before the start of statutory consultation on 11 March 2024.</p> <p>A copy of the notification letter is provided at Appendix 5.4 of the Consultation Report (Doc 5.2).</p>
5	<p>Have any Adequacy of Consultation Representations been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they</p>	<p>Yes</p>

	<p>confirm that the Applicant has complied with the duties under s42, s47 and s48?</p> <p>Section 55(4) of the PA2008 provides that the Planning Inspectorate must have regard to the Consultation Report, and any Adequacy of Consultation Representations received.</p>	<p>There are 7 host and neighbouring authorities, of which 4 responded to the Planning Inspectorate's invitation to make an Adequacy of Consultation Representation (AoCR) dated 27 March 2025.</p> <p>All 4 responding authorities confirmed in their AoCR that either the Applicant had complied with its duties under s42, s47 and s48 of the PA2008 and/ or that their authority had no comments/ objections to make. These local authorities were:</p> <ul style="list-style-type: none"> • Lake District National Park Authority (A authority) • Northumberland County Council (A authority) • Cumberland Council (B authority) • Dumfries and Galloway Council (A authority) <p>All AoCRs received have been carefully considered and are available to view on the National Infrastructure Planning website: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010155-000017</p>
Section 42: Duty to consult		
Did the Applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		
6	<p>Section 42(1)(a) persons prescribed?</p> <p>The persons prescribed are the statutory consultees set out in Schedule 1 of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations).</p>	<p>Yes</p> <p>The Applicant has provided a list of persons consulted under s42(1)(a) on 9 March 2024 at Appendix 5.1 of the Consultation Report (Doc 5.1).</p> <p>The Planning Inspectorate has identified the following parties based on a precautionary interpretation of The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations) that were not consulted by the Applicant under s42:</p>

		<ul style="list-style-type: none"> • Network Rail Infrastructure Limited • Homes England • Stark Infra-Gas Limited • Aurora Utilities Limited • Green Generation Energy Networks Cymru Ltd (Green Park Energy Transportation Ltd noted in Applicant List) <p>The Applicant's Consultation Report (Doc 5.1) does not appear to show if these bodies identified above have been consulted. However, it is noted that the licences held by these bodies cover Great Britain or various smaller areas and the operational areas of each are not clear from information in the public domain.</p> <p>None of the bodies listed above have been identified by the Applicant as having an interest in the Order lands and are not listed in the Book of Reference (Doc 4.3).</p> <p>Section 51 advice has been issued to the Applicant in respect of the above matter: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010155-000017</p>
7	<p>Section 42(1)(aa) the Marine Management Organisation (MMO)?</p> <p>The MMO must be consulted in any case where the Proposed Development would affect, or would be likely to affect, any of the areas specified in s42(2) of the PA2008.</p>	N/A
8	<p>Section 42(1)(b) each local authority within s43?</p> <p>Definition of 'local authority' in s43(3) of the PA2008: The 'B' authority where the application</p>	Yes

	<p>land is in the authority's area; the 'A' authority where any part of the boundary of A's area is also a part of the boundary of B's area; the 'C' authority (upper tier) where the application land is in that authority's area; the 'D' authority (upper tier) where such an authority shares a boundary with a 'C' authority.</p>	<p>Paragraph 5.3.17 to 5.3.21 of the Consultation Report (Doc 5.1) lists the relevant local authorities that were identified and consulted under s43 and s42(1)(b) on 9 March 2024.</p> <p>The host 'B' authority was consulted:</p> <ul style="list-style-type: none"> • Cumberland Council <p>The host 'C' authority was consulted:</p> <ul style="list-style-type: none"> • N/A <p>The boundary 'A' authorities were consulted:</p> <ul style="list-style-type: none"> • Westmorland and Furness Council • Northumberland Council • Dumfries and Galloway Council • The Lake District National Park Authority • Northumberland National Park Authority • Scottish Borders Authority – In February 2025 it was identified that they share a boundary with the council. They were not initially consulted during the statutory consultation period but should have been as per Paragraph 5.3.22. The applicant subsequently engaged Scottish Borders Authority on 3rd March 2025. <p>The boundary 'D' authorities were consulted:</p> <ul style="list-style-type: none"> • N/A <p>A sample of the letter sent to s42(1)(b) relevant authorities is provided at Appendix 5.4 of the Consultation Report (Doc 5.1).</p>
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9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	N/A
10	<p>Section 42(1)(d) each person in one or more of s44 categories?</p> <p>Category 1: owner, lessee, tenant or occupier of land; Category 2: person interested in the land or has power to sell and convey the land or to release the land; Category 3: persons who would or might be entitled to make a relevant claim.</p>	<p>Yes</p> <p>Paragraph 5.3.31 of the Consultation Report (Doc 5.1) states that all persons identified under s42(1)(d) were consulted on 9 March 2024.</p> <p>Paragraphs 5.3.25 to 5.3.30 of the Consultation Report (Doc 5.1) summarise how the Applicant made diligent inquiry to seek to identify and consult persons with an interest in lands affected by the Draft DCO (Doc 3.1). The full methodology undertaken by the Applicant is provided in Appendix 5.2 and 5.3 of the Consultation Report (Doc 5.1).</p> <p>The persons consulted under s42(1)(d) are listed in the Book of Reference (Doc 4.3) of the Consultation Report (Doc 5.1).</p> <p>A sample of the letter is provided at Appendix 5.3 of the Consultation Report (Doc 5.1).</p>
Section 45: Timetable for s42 consultation		
11	Did the Applicant notify s42 consultees of the deadline for receipt of consultation responses; and if so was the deadline notified by the Applicant 28 days or more starting with the day after receipt of the consultation documents?	<p>Yes</p> <p>A sample of the letter sent to s42 consultees is provided at Appendix 5.4 of the Consultation Report (Doc 5.1).</p> <p>The sample letter dated 8 March 2024 confirmed that consultation commenced on 11 March 2024 and closed on 26 April 2024, providing more than the required minimum time for receipt of responses.</p> <p>NB: The consultation period was extended due to an error with the postal addresses, so extensions were granted to 3 May 2024 and 16 May 2024 where required as described in Paragraphs 5.31 to 5.39 of the Consultation Report (Doc 5.1)</p>

Section 46: Duty to notify the Planning Inspectorate of proposed application		
12	Did the Applicant supply information to notify the Planning Inspectorate of the proposed application; and if so, was the information supplied to the Planning Inspectorate on or before the date it was sent to the s42 consultees? Was this done on or before commencing consultation under s42?	<p>Yes</p> <p>The Applicant gave notice under s46 on 8 March 2024, which was before the beginning of s42 consultation.</p> <p>A copy of the s46 notification letter is provided at Appendix 5.4 of the Consultation Report (Doc 5.1) and a copy of s46 notification acknowledgement letter from the Planning Inspectorate is provided at Appendix 5.4 of the Consultation Report (Doc 5.2).</p>
Section 47: Duty to consult local community		
13	Did the Applicant prepare a Statement of Community Consultation (SoCC) on how it intended to consult people living in the vicinity of the land?	<p>Yes</p> <p>A copy of the final SoCC is provided at Appendix 4.5 of the Consultation Report (Doc 5.1).</p>
14	Were 'B' and (where relevant) 'C' authorities consulted about the content of the SoCC; and if so, was the deadline for receipt of responses 28 days beginning with the day after the day that 'B' and, where applicable, 'C' authorities received the consultation documents?	<p>Yes</p> <p>The Applicant sent the draft SoCC to Cumberland Council ('B Authority') on 20 November 2023 and set a deadline of 19 December 2023 for responses; providing more than the required minimum time for responses to be received.</p> <p>The Applicant sent an earlier draft of the SoCC to Cumberland Council on 26 October 2023.</p>
15	Has the Applicant had regard to any responses received when preparing the SoCC?	<p>Yes</p> <p>Appendix 4.4 and Paragraphs 4.51 to 4.58 of the Consultation Report (Doc 5.1) provides a summary of the consultation responses from Cumberland Council in respect of the draft SoCC and demonstrates how the Applicant had regard to their content.</p>

		<p>Examples of changes from the draft SoCC to the final SoCC include:</p> <ul style="list-style-type: none"> • Consultation Zone 1 was expanded to include more local households, who might be proximate to the proposed construction route. • Locations and dates of the statutory public consultation events were added to the SoCC. • Deposit locations for consultation material were added. • Community Panels were informally outreached by the Applicant, but no response was received. <p>The Planning Inspectorate is satisfied that the Applicant had regard to the responses received when preparing the SoCC.</p>
16	Has the SoCC been made available for inspection on a website maintained by or on behalf of the Applicant; and has a notice been published in a newspaper circulating in the vicinity of the land which states where and when the SoCC can be inspected?	<p>Yes</p> <p>The final SoCC was made available at the following locations, which is reasonably convenient having regard to the location of the Proposed Development:</p> <ul style="list-style-type: none"> • Distington Library • Frizington Library • Workington Library • St Oswald's Church at Dean <p>A notice stating when and where the final SoCC could be inspected was published in:</p> <ul style="list-style-type: none"> • News and Star – 28/02/2024 and 06/03/2024 • Whitehaven News – 28/02/2024 and 06/03/2024 • Times & Star – 29/02/2024 and 07/03/2024

		<ul style="list-style-type: none"> • The Times – 28/02/2024 • London Gazette – 28/02/2024 <p>The published SoCC notice, provided at Appendix 4.6 of the Consultation Report (Doc 5.1) states where and when the final SoCC was available to inspect.</p> <p>Clippings of the published advertisements are provided at Appendix 4.6 of the Consultation Report (Doc 5.1).</p>
17	In accordance with Regulation 12 of the EIA Regulations, does the SoCC set out whether the development is EIA development; and does it set out how the Applicant intends to publicise and consult on the Preliminary Environmental Information?	<p>Yes</p> <p>Paragraph 7 of the final SoCC at Appendix 4.5 of the Consultation Report (Doc 5.1) sets out that the development is EIA development and sets out how the Applicant intended to publicise and consult on the Preliminary Environmental Information.</p>
18	Has the Applicant carried out the consultation in accordance with the SoCC?	<p>Yes</p> <p>Paragraphs 5.6.3 to 5.6.65 of the Consultation Report (Doc 5.1) set out how the community consultation was carried out in line with the final SoCC.</p> <p>Appendix 4.7 of the Consultation Report (Doc 5.1) sets out how the Applicant has complied with the commitments set out in the final SoCC.</p> <p>NB: The Applicant identified an error with the SoCC in August 2024. The Applicant informed Cumberland Council and included the information within its Adequacy of Consultation Milestone (AoCM) statement. This related to a commitment to write to all addresses in Consultation Zone 2 with a copy of the consultation booklet, although the Applicant had intended to remove this commitment following discussions with the Council that led to an increase in size of Zone 1, where the commitment would still apply.</p>

		<p>Appendices 4.7, 4.8 and 5.4 – 5.22 of the Consultation Report (Doc 5.1) provide evidence that the commitments within the final SoCC have been carried out.</p> <p>Although the Planning Inspectorate is satisfied that the Applicant has carried out the consultation in line with the final SoCC, the following observations have been noted with regards to certain commitments:</p> <ul style="list-style-type: none"> • The error in leaving the ‘initial (and superseded) commitment’ (para 4.8.5 of the Consultation Report (Doc 5.1)) in the SoCC means that technically the Applicant did not comply with this part of it. However, it is noted that Cumberland Council had agreed the change in approach and confirmed it was satisfied with the AoCM statement (Appendix 4.8 of the Consultation Report (Doc 5.1)). Given this, and the extent of other consultation methods that did take place covering Zone 2, the Planning Inspectorate is satisfied that there was no prejudice to the ability of people in that zone to take part in the consultations. • Because the Scottish Borders Authority was not identified as a category ‘A’ neighbouring local authority until February 2025, it was not included in the statutory consultation under section 42(1)(b) of the PA2008. However, the Applicant did contact this local authority once the omission was realised. The Scottish Borders Authority confirmed on 19 March 2025 (i.e. prior to the submission of the application) that it had no comments to make on the Proposed Development. The Planning Inspectorate considers that this was sufficient to rectify the error.
Section 48: Duty to publicise the proposed application		
19	Did the Applicant publicise the proposed application in the prescribed manner set out in	<p>Yes</p> <p>Paragraph 5.7.1 of the Consultation Report (Doc 5.1) states:</p>

	Regulation 4(2) of the (as amended) APFP Regulations 2009?	<p>“As per Regulations 4(2)(a) to (c) of the APFP Regulations, a notice in respect of section 48 of the PA 2008 (appendix 5.11 pf this Report) was published for:</p> <ul style="list-style-type: none">• Two consecutive weeks in one or more local newspapers circulating in the vicinity of the Proposed Development;• Once in a national newspaper; and• Once in the London Gazette.” <p>Table 5.6/ Section 5.7.4 of the Consultation Report (Doc 5.1) displays the newspapers and dates of s48 publicity as set out below.</p> <p>A copy of the s48 notice is provided at Appendix 4.6 of the Consultation Report (Doc 5.1).</p> <p>Clippings of the published notices set out below are provided at Appendix 4.6 of the Consultation Report (Doc 5.1):</p>	
Newspaper(s) Date			
a)	for at least two successive weeks in one or more local newspapers circulating in the vicinity in which the Proposed Development would be situated;	<ul style="list-style-type: none">• News & Star• Whitehaven News• Times & Star	28/02/2024 and 06/03/2024 28/02/2024 and 06/03/2024 29/02/2024 and 07/03/2024
b)	once in a national newspaper;	<ul style="list-style-type: none">• The Times	28/02/2024
c)	once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and	<ul style="list-style-type: none">• London Gazette	28/02/2024

d)	where the proposed application relates to offshore development – (i) once in Lloyds List; and (ii) once in an appropriate fishing trade journal?	N/A	N/A		
20	Did the s48 notice include the required information set out in Regulation 4(3) of the (as amended) APFP Regulations 2009?	Yes The published s48 notice, supplied at Appendix 4.6 of the Consultation Report (Doc 5.1) , contains the required information as set out below:			
Information		Paragraph	Information	Paragraph	
a)	the name and address of the Applicant.	1	b)	a statement that the Applicant intends to make an application for development consent to the Secretary of State	1
c)	a statement as to whether the application is EIA development	7	d)	a summary of the main proposals, specifying the location or route of the Proposed Development	1
e)	a statement that the documents, plans and maps were available on a website maintained by or on behalf of the Applicant. The statement must include: • The nature and location of the Proposed Development • The address of the website • The place on the website • A telephone number which can be used to contact the Applicant for	7	f)	the latest date on which those documents, plans and maps will be available for inspection	8

g)	enquiries in relation to the documents, plans and maps.		h)		
	whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge	11		details of how to respond to the publicity	12
	i)	a deadline for receipt of those responses by the Applicant, being not less than 28 days following the date when the notice is last published		12	
21	Are there any observations in respect of the s48 notice provided above?				
	No				
22	Has a copy of the s48 notice been sent to the EIA consultation bodies and to any person notified to the Applicant in accordance with Regulation 13 of the EIA Regulations?	Yes A copy of the s48 notice was sent to the EIA consultation bodies as part of the s42 consultation, as confirmed in paragraph 5.7.8 of the Consultation Report (Doc 5.1) . A sample of the s42 consultation letter provided at Appendix 5.4 of the Consultation Report (Doc 5.1) confirms a copy of the s48 notice was enclosed.			
s49: Duty to take account of responses to consultation and publicity					
23	Has the Applicant had regard to any relevant responses to the s42, s47 and s48 consultation?	Yes Chapter 6 of the Consultation Report (Doc 5.1) sets out how the Applicant had regard to the consultation responses received; including whether or not responses led to changes to the application.			

		The actions informed by the consultation responses appear to be reflected in the final form of the application as submitted. Where a particular response has not led to a change in the application, it is sufficiently clear that regard was had to it.
S50(3) Regard to guidance about pre-application procedure		
24	<p>To what extent has the Applicant had regard to statutory guidance 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects'?</p> <p>The Planning Inspectorate must have regard to the extent to which the Applicant has had regard to guidance issued under s50.</p>	<p>Paragraph 1.31 of the Consultation Report (Doc 5.1) states that the Applicant has had regard to all relevant statutory guidance.</p> <p>The Applicant submitted an Adequacy of Consultation Milestone statement on 21 March 2025.</p> <p>Having reviewed the application, the Planning Inspectorate is satisfied that the Applicant has identified and had regard to the relevant statutory guidance.</p>
25	Summary: Section 55(3)(e)	The Applicant has complied with Chapter 2 of Part 5 (pre-application procedure) of the PA2008.
s55(3)(f) and s55(5A): The application (including accompaniments) achieves a satisfactory standard having regard to the extent to which it complies with section 37(3) (form and contents of application) and with any standards set under section 37(5) and follows any applicable guidance under section 37(4)		
26	<p>Is it made in the prescribed form as set out in Schedule 2 of the APFP Regulations, and does it include:</p> <ul style="list-style-type: none"> a brief statement which explains why it falls within the remit of the Planning Inspectorate; and 	<p>Yes</p> <p>Section 4 of the Application Form (Doc 1.1) explains why the development falls within the remit of the Planning Inspectorate.</p> <p>Section 5 of the Application Form (Doc 1.1) provides a brief non-technical description of the site and section 6 provides the location of the Proposed Development.</p> <p>A Location Plan (Doc 2.1) has been provided.</p>

	<ul style="list-style-type: none">a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme?													
27	Is it accompanied by a Consultation Report?	Yes The application is accompanied by a Consultation Report (Doc 5.1) and Consultation Report Appendices (Doc 5.2) .												
28	In accordance with Regulation 5(4) of the APFP Regulations, where a plan comprises three or more separate sheets, has a key plan been provided showing the relationship between the different sheets?	Yes												
29	Is it accompanied by the documents and information set out in APFP Regulation 5(2)?	The documents and information required by APFP Regulation 5(2) are set out in the documents and locations within the application as listed below:												
<table><tr><th colspan="2">Information</th><th colspan="2">Document</th></tr><tr><td>a)</td><td>Where applicable, the Environmental Statement required under the EIA Regulations and any scoping or screening opinions or directions</td><td>Environmental Statement (ES) Volume 1: Non-Technical Summary (Doc 6.4) ES Volume 2: ES Chapters 1-11 and ES Figures (Doc 6.1) ES Volume 3: ES Appendices (Doc 6.3)</td><td>b) The draft Development Consent Order (DCO)</td></tr><tr><td></td><td></td><td></td><td>Draft Development Consent Order (Doc 3.1)</td></tr></table>			Information		Document		a)	Where applicable, the Environmental Statement required under the EIA Regulations and any scoping or screening opinions or directions	Environmental Statement (ES) Volume 1: Non-Technical Summary (Doc 6.4) ES Volume 2: ES Chapters 1-11 and ES Figures (Doc 6.1) ES Volume 3: ES Appendices (Doc 6.3)	b) The draft Development Consent Order (DCO)				Draft Development Consent Order (Doc 3.1)
Information		Document												
a)	Where applicable, the Environmental Statement required under the EIA Regulations and any scoping or screening opinions or directions	Environmental Statement (ES) Volume 1: Non-Technical Summary (Doc 6.4) ES Volume 2: ES Chapters 1-11 and ES Figures (Doc 6.1) ES Volume 3: ES Appendices (Doc 6.3)	b) The draft Development Consent Order (DCO)											
			Draft Development Consent Order (Doc 3.1)											

c)		Scoping Report – Appendix 2.1 (Doc 6.3) Scoping Opinion – Appendix 2.2 (Doc 6.3)	d)		
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes
	An Explanatory Memorandum explaining the purpose and effect of provisions in the draft DCO	Draft Explanatory Memorandum (Doc 3.2)		Where applicable, a Book of Reference	Book of Reference (Doc 4.3)
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes
e)	A copy of any Flood Risk Assessment	ES Appendix 2.4 – Flood Risk Assessment (FRA) and Outline Drainage Strategy (ODS) (Doc 6.3)	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental Protection Act 1990 (statutory nuisances) and if so how the Applicant proposes to mitigate or limit them	Statement of Statutory Nuisance (Doc 5.3) – this addresses dust emissions (Section 5), artificial light (Section 6) and noise and vibration (Section 7).

h)	Is this of a satisfactory standard?	Yes	i)	Is this of a satisfactory standard?	Yes
	A Statement of Reasons and a Funding Statement (where the application involves any Compulsory Acquisition)	Statement of Reasons (Doc 4.1) Funding Statement (Doc 4.2)		A Land Plan identifying:- (i) the land required for, or affected by, the Proposed Development; (ii) where applicable, any land over which it is proposed to exercise powers of Compulsory Acquisition or any rights to use land; (iii) any land in relation to which it is proposed to extinguish easements, servitudes and other private rights; and (iv) any special category land and replacement land	Land Plans (Doc 2.2)
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in Box 30)

j)	A Works Plan showing, in relation to existing features:- (i) the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and (ii) the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO	Works Plans (Doc 2.3)	k)	Where applicable, a plan identifying any new or altered means of access, stopping up of streets or roads or any diversions, extinguishments or creation of rights of way or public rights of navigation	Streets & Access Plans (Doc 2.4))
	Is this of a satisfactory standard?	Yes		Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in Box 30)
l)	Where applicable, a plan with accompanying information identifying:- (i) any statutory or non-statutory sites or features of nature conservation eg sites of geological or	(i) ES Figure 4.2 – Combined Constraints Plan (Doc 6.2) ES Figure 7.1 – Landscape Designations Plan (Doc 6.2)	m)	Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, (eg scheduled monuments, World Heritage sites,	ES Figure 6.1 – Designated Heritage Receptors within 3km of the Order Limits (Doc 6.2) ES Figure 6.2 – Non-Designated Heritage Receptors within 1km of the Order Limits (Doc 6.2) The assessment of effects on such sites is provided in:

	<p>landscape importance;</p> <p>(ii) habitats of protected species, important habitats or other diversity features; and</p> <p>(iii) water bodies in a river basin management plan, together with an assessment of any effects on such sites, features, habitats or bodies likely to be caused by the Proposed Development</p>	<p>ES Figure 8.1 – Statutory Designated Sites (Doc 6.2)</p> <p>ES Figure 8.2 – Non-Statutory Sites and Notable Habitats (Doc 6.2)</p> <p>The assessment of effects on such sites is provided in:</p> <p>ES Chapter 7 - Landscape and Visual Impact (Doc 6.1)</p> <p>ES Chapter 8 – Biodiversity (Doc 6.1)</p> <p>ES Appendix 8.7 – Shadow Habitats Regulation Assessment (Doc 6.3)</p> <p>(ii) ES Figure 4.2 – Combined Constraints Plan (Doc 6.2)</p>		<p>listed buildings, archaeological sites and registered battlefields) together with an assessment of any effects on such sites, features or structures likely to be caused by the Proposed Development</p>	<p>ES Chapter 6 – Cultural Heritage (Doc 6.1)</p> <p>ES Appendices 6.1-6.4 (Doc 6.3)</p>
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		<p>ES Figure 8.2 – Non-Statutory Sites and Notable Habitats (Doc 6.2)</p> <p>Embedded figures in ES Appendices 8.1-8.9 (Doc 6.3)</p> <p>The assessment of effects on such sites is provided in:</p> <p>ES Chapter 8 – Biodiversity (Doc 6.1)</p> <p>ES Appendices 8.1-8.9 (Doc 6.3)</p> <p>(iii) ES Figure 4.2 – Combined Constraints Plan (Doc 6.2)</p> <p>ES Figure 10.1 – Site Layout Plan and Reconnaissance Observations (Doc 6.2)</p> <p>Figures embedded in ES</p>			
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		<p>Appendix 2.3 – Water Framework Directive Assessment (Doc 6.3)</p> <p>Figures embedded in ES</p> <p>Appendix 2.4 – FRA and ODS (Doc 6.3)</p> <p>The assessment of effects on such sites is provided in:</p> <p>ES Chapter 10 – Ground Conditions (Doc 6.1)</p> <p>ES Appendix 2.3 – Water Framework Directive Assessment (Doc 6.3)</p> <p>ES Appendix 2.4 – FRA and ODS (Doc 6.3)</p>			
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n)	Is this of a satisfactory standard?	Yes (with minor discrepancies as noted in Box 30)	o)	Is this of a satisfactory standard?	Yes
	Where applicable, a plan with any accompanying information identifying any Crown land	No Crown land identified within order limits		Any other plans, drawings and sections necessary to describe the development consent proposal showing details of design, external appearance, and the preferred layout of buildings, structures, drainage, surface water management, means of vehicular and pedestrian access, any car parking and landscaping	Location Plan (Doc 2.1) Traffic Regulation Measures Plan (Doc 2.5)
p)	Is this of a satisfactory standard?	N/A	q)	Are they of a satisfactory standard?	Yes (with minor discrepancies as noted in Box 30)
	Any of the documents prescribed by Regulation 6 of the APFP Regulations:	Grid Connection Statement (Doc 7.1)		Any other documents considered necessary to support the application	Application Form (DOC 1.1) Application Covering Letter (Doc 1.2) Guide to the Application (Doc 1.3) Application Acceptance Checklist (Doc 1.4)

				Pre-Application Land and Rights Negotiations Tracker (Doc 4.4) Statutory Nuisance Statement (Doc 5.3) Consents and Agreements Position Statement (Doc 5.4) Planning Statement (Doc 5.5) Policy Compliance Document (Doc 5.6) Design Parameters Document (Doc 5.7) Design Approach Document (Doc 5.8) Potential Main Issues for the Examination (Doc 5.9)	
	Are they of a satisfactory standard?	Yes		Are they of a satisfactory standard?	Yes
30	Are there any observations in respect of the documents provided at Box 29 (a) to (q) above?				
	Land Plans (Doc 2.2) <ul style="list-style-type: none">It is difficult to identify the location of the plots as per description stated in the BoR (eg public highway is not stated on Land Plans).BoR description has ‘permanent acquisition of new rights’ but the key on the Land Plan description appears to be missing the word ‘new’ for permanent acquisition of rights.As a general point, more inserts possibly required for smaller plots to make them more legible.				

Streets and Access Plans (Doc 2.4)

- The plans do not have any road names as identified in the dDCO.

Traffic Regulation Measures Plan (Doc 2.5)

- The plan does not have any road names as identified in the dDCO.
- Schedule 6 of the dDCO states points TSC/1 and TSC/2 are hatched yellow on the plan, but the colour on the plan is orange.

Consultation report (Doc 5.1)

- The Applicant has provided a list of persons consulted under s42(1)(a) on 9 March 2024 at Appendix 5.1, however elsewhere in Appendix 4.7 the Applicant refers to a definitive list of consultees who were actively consulted in Appendix 3.9. We were unable to locate Appendix 3.9 within the submitted application documents.

Planning Statement (Doc 5.5)

- On page 17, footnote 10, the National Planning Policy Framework latest version was published in December 2024, not 2025 as implied.

Environmental Statement (Doc 6.1) - Chapter 2 – Table 2.6

- The statement indicates that the cumulative schemes set out in table 2.6 have not been agreed. A complete table which can be used to inform the assessment of likely significant cumulative effects should be provided prior to the start of the Examination.

Environmental Statement (Doc 6.1) - Appendix 11.1

- Commitments Register lacks sufficient detail. Please refer to Nationally Significant Infrastructure Projects: Commitments Register guidance and the associated template.

Environmental Statement (Doc 6.1)

- Whilst a residual effects table is provided in Chapter 11, it would assist if a single table was provided which amalgamates each 'Table of Significance' which concludes each ES chapter. This would provide a single point of reference in relation to significance, effects, mitigation and residual effects by topic and phase.

ES Figure 8.1 – Statutory Designated Sites (Doc 6.1)

	<ul style="list-style-type: none"> The applicant should ensure figures are clear as possible for the end user. Colour choices for the legend in ES Figure 8.1 are not easily identified and a substantial bleed has been included for the Lake District National Park making the exact border location unclear. <p>Non-Technical Summary (Doc 6.4)</p> <ul style="list-style-type: none"> Several of the Figures within the NTS do not match the corresponding ES Chapter Figures (Doc 6.2). This makes it more difficult to cross-reference material contained within the Environmental Statement and associated Appendices. <p>Section 51 advice has been issued to the Applicant in respect of the above matters: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010155-000017</p>	
31	<p>In accordance with Regulation 5(2)(g) of the APFP Regulations, is the application accompanied by a report identifying any European site(s) to which Regulation 48 of The Conservation (Natural Habitats, &c.) Regulations 1994 applies; or any Ramsar site(s), which may be affected by the Proposed Development, together with sufficient information that will enable the Secretary of State to make an appropriate assessment of the implications for the site if required by Regulation 48(1)?</p>	<p>Yes</p> <p>A Shadow Habitat Regulations Assessment (HRA) Report (Doc 6.3) is provided at Appendix 8.7 of the Environmental Statement.</p> <p>The HRA Report identifies relevant European sites and the likely effects on those sites. It is considered that the information provided in the report is adequate for acceptance.</p> <p>Note: The Examining Authority may seek clarification during the Examination. This may result in additional information being required to inform the HRA Report and the competent authority. Depending upon the type and availability of information required it may not be possible to obtain this during the statutory timetable of the Examination.</p>
32	<p>In accordance with Regulation 5(2)(r) of the APFP Regulations, if requested by the Planning Inspectorate, have two paper copies of the application form and other supporting documents and plans been provided?</p>	<p>No hard copies requested.</p>

33 RC	Has the Applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'?	<p>Yes</p> <p>Chapter 4.1 of the Application Cover Letter (Doc 1.2) explains how the Applicant has had regard to statutory guidance on the application form.</p> <p>The Planning Inspectorate is satisfied that the Applicant has demonstrated regard to the guidance principles.</p>
34	Summary - s55(3)(f) and s55(5A)	<p>The Planning Inspectorate concludes that the application (including accompaniments) has been prepared to a standard that it considers satisfactory.</p> <p>In respect of the discrepancies identified in Box 30 of this checklist, to help facilitate an efficient and effective examination of the application s51 advice has been provided to the Applicant in conjunction with the decision to accept the application. That advice is published on the National Infrastructure Planning website, here: https://nsip-documents.planninginspectorate.gov.uk/published-documents/EN010155-000017</p>
The Infrastructure Planning (Fees) Regulations 2010 (as amended)		
Pre-application fee		
35	<p>Were all pre-application fees paid before the application was made?</p> <p>Pre-application services for which a fee can be charged is defined in Regulation 2A(8) and includes services listed within Schedule 1 of the Fees Regulations 2010. Fees for pre-application services apply to all proposed applications, from the inception meeting. These fees must be paid within 28 days of the invoice. If the applicant fails to pay the fee within 28 days, the Planning Inspectorate will</p>	No pre-application fee was charged under the transitional arrangements.

	not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.	
Fees to accompany an application		
36	<p>Was the fee paid at the same time that the application was made?</p> <p>The Planning Inspectorate must charge the Applicant a fee in respect of the decision by the Planning Inspectorate under section 55 of the PA2008. If the Applicant fails to pay the fee, the Planning Inspectorate need not consider the application until payment is received. The fee must be paid at the same time that the application is made</p>	The fee was received on 28 February 2025, before the application was made.

Role	Electronic signature	Date
Case Manager	<i>Robert Cook</i>	15 April 2025
Acceptance Inspector	<i>Matthew Woodward</i>	15 April 2025