



Planning Inspectorate  
Arolygiaeth Gynllunio

# Section 55

## Acceptance of Applications Checklist

**Appendix 2 of** Advice on the preparation and submission of application documents

## Keadby Next Generation Power Station 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   |  |  |                          |                          |
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| 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         |
|  |  | <b>29 August 2025</b>  | <b>26 September 2025</b> | <b>22 September 2025</b> |
| 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 | <b>Yes</b><br>The proposed development set out in <b>schedule 1</b> of the <b>Draft DCO (Doc 3.1)</b> 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. |                          |                          |

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|  | <p>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 which it relates, meaning 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 <b>section 4</b> of the <b>Application Form (Doc 1.1)</b> which states that the application is for an NSIP:</p> <p>“The Scheme is defined as a Nationally Significant Infrastructure Project under Sections 14(1)(a), 15(1) and 15(2) of the Planning Act 2008, as it is an onshore generating station in England that has a capacity exceeding 50 megawatts (MW).”</p>   |
| 3  | <b>Summary: Section 55(3)(a) and s55(3)(c)</b>  | The Planning Inspectorate is satisfied that the <b>Draft DCO (Doc 3.1)</b> includes development for which development consent is required.   |
| <b>Section 55(3)(e): The applicant in relation to the application made has complied with chapter 2 of part 5 (pre-application procedure)</b> |   |  |
| 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</p>   | <p><b>Yes</b></p> <p>On 30 April 2024 the applicant notified The Planning Inspectorate in accordance with regulation 8(1)(b) of the EIA regulations of its intention to provide an environmental statement in respect of the proposed development. The notification was received before the start of statutory consultation on 09 January 2025.</p> <p>A copy of the notification letter is provided at <b>appendix 17A</b> of the <b>Consultation Report (Doc 5.1.3)</b>.</p> |

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|   | provide an environmental statement in respect of that development?   |  |
| 5 | <p>Have any adequacy of consultation representations (AoCR) been received from 'A', 'B', 'C' and 'D' local authorities; and if so, do they 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 AoCRs received.</p> | <p><b>Yes</b></p> <p>There are 8 host and neighbouring authorities, of which 7 responded to The Planning Inspectorate's invitation to make an AoCR dated 2 September 2025.</p> <p>All 7 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"> <li>• North Lincolnshire Council (B authority)</li> <li>• City of Doncaster Council (A authority)</li> <li>• West Lindsey District Council (A authority)</li> <li>• Nottinghamshire County Council (A authority) *</li> <li>• North East Lincolnshire Council (A authority) *</li> <li>• East Riding of Yorkshire Council (A authority)</li> <li>• Lincolnshire County Council (A authority)</li> </ul> <p>* Although the Inspectorate notes Nottinghamshire County Council (NCC) states it had no involvement with the proposal at the pre-application stage, Table 9.1 of the Consultation Report (Doc 5.1) sets out that the applicant consulted NCC for the statutory consultation on 9 January 2025.</p> <p>All AoCRs received have been carefully considered and are available to view on the Find a National Infrastructure Project website: <a href="#">Documents   The Keadby Next Generation Power Station Project</a></p> |

## Section 42: Duty to consult

Did the applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?

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| 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><b>Yes</b></p> <p>The applicant has provided a list of persons consulted under s42(1)(a) on 08 January 2025 at <b>appendix 9A</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p> <p>A sample of the letter sent to s42(1)(a) consultees is provided at <b>appendix 10A</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p> <p>The Planning Inspectorate has identified the following parties based on a precautionary interpretation of the APFP regulations that do not appear to have been consulted by the applicant under s42:</p> <ul style="list-style-type: none"><li>• Aurora Utilities Ltd</li><li>• Advanced Electricity Networks Ltd</li><li>• Green Generation Energy Networks Cymru Ltd</li><li>• Getlink Projects 2 LTD</li><li>• Stark Infra-Gas Limited</li><li>• Inovyn Enterprises Ltd</li></ul> <p>The applicant's <b>Consultation Report (Doc 5.1)</b> does not explain why the bodies identified above do not appear to 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 land and are not listed in the <b>Book of Reference (Doc 4.3)</b>.</p> |
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|   |  | Section 51 advice has been issued to the applicant in respect of the above matter and is available to view on the Find a National Infrastructure Project website: <a href="#">Documents   The Keadby Next Generation Power Station Project</a>  |
| 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>  | <b>Yes</b>  |
| 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 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><b>Yes</b></p> <p><b>Table 9.1</b> of the <b>Consultation Report (Doc 5.1)</b> lists the relevant local authorities that were identified and consulted under s43 and s42(1)(b) between 9 January 2025 &amp; 20 February 2025.</p> <p>The host 'B' authority was consulted:</p> <ul style="list-style-type: none"> <li>• North Lincolnshire Council</li> </ul> <p>The boundary 'A' authorities were consulted:</p> <ul style="list-style-type: none"> <li>• East Riding of Yorkshire Council</li> <li>• Lincolnshire County Council</li> <li>• Doncaster Metropolitan Borough Council</li> <li>• Nottinghamshire County Council</li> <li>• North East Lincolnshire Council</li> <li>• Bassetlaw District Council</li> </ul> |

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|   |  | <ul style="list-style-type: none"> <li>West Lindsey District Council</li> </ul> <p>A sample of the letter sent to s42(1)(b) relevant authorities is provided at <b>appendix 10A</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p>   |
| 9   | Section 42(1)(c) the Greater London Authority (if in Greater London area)?   | <b>N/A</b>   |
| 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</p> <p>Category 2: person interested in the land or has power to sell and convey the land or to release the land</p> <p>Category 3: persons who would or might be entitled to make a relevant claim</p> | <p><b>Yes</b></p> <p><b>Paragraphs 10.3.1, 10.3.2 and 10.3.3</b> of the <b>Consultation Report (Doc 5.1)</b> states that all persons identified under s42(1)(d) were consulted on 09 January 2025.</p> <p><b>Paragraphs 9.2.16 to 9.2.25</b> of the <b>Consultation Report (Doc 5.1)</b> summarise how the applicant made diligent inquiry to seek to identify and consult persons with an interest in lands affected by the <b>Draft DCO (Doc 3.1)</b>. The full methodology undertaken by the applicant is provided in <b>paragraph 5.3.1 to 5.3.7</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>The persons consulted under s42(1)(d) are listed at <b>appendix 9E</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p> <p>A sample of the letter is provided at <b>appendix 10A</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p> |
| <b>Section 45: Timetable for s42 consultation</b> |  |  |
| 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  | <p><b>Yes</b></p> <p>A sample of the letter sent to s42 consultees is provided at <b>appendix 10A</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</p>   |

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|   | day after receipt of the consultation documents?  | <p>The sample letter dated 09 January 2025 confirmed that consultation commenced on 09 January 2025 and closed on 20 February 2025, providing more than the required minimum time for receipt of responses.</p> <p><b>Targeted Consultations</b></p> <p><b>Targeted Consultation 1: 17 April – 29 May 2025</b></p> <p>A sample of the letter sent to s42 consultees is provided at <b>appendix 14B</b> of the <b>Consultation Report (Doc 5.1)</b>. The sample letter dated 17 April 2025 confirmed that consultation closed on 29 May 2025, providing more than the required minimum time for receipt of responses.</p> <p><b>Targeted Consultation 2: 9 May – 20 June 2025)</b></p> <p>A sample of the letter sent to s42 consultees is provided at <b>appendix 14D</b> of the <b>Consultation Report (Doc 5.1)</b>. The sample letter dated 08 May 2025 confirmed that consultation closed on 20 June 2025, providing more than the required minimum time for receipt of responses.</p> |
| <b>Section 46: Duty to notify The Planning Inspectorate of proposed application</b> |   |  |
| 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><b>Yes</b></p> <p>The applicant gave notice under s46 on 08 January 2025, which was before the beginning of s42 consultation.</p> <p>A copy of the s46 notification letter is provided at <b>appendix 11A</b> of the <b>Consultation Report (Doc 5.1.2)</b> and a copy of s46 notification acknowledgement letter from The Planning Inspectorate is referenced as being received in paragraph 11.1.4 of the <b>Consultation Report (Doc 5.1)</b>.</p>   |



| Section 47: Duty to consult local community |   |   |
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| 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><b>Yes</b></p> <p>A copy of the applicant's final SoCC is provided at <b>appendix 8D</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</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><b>Yes</b></p> <p>The applicant sent the draft SoCC to North Lincolnshire Council ('B Authority') on 11 September 2024 and set a deadline of 10 October 2024 for responses; providing the required minimum time for responses to be received.</p>  |
| 15  | Has the applicant had regard to any responses received when preparing the SoCC?   | <p><b>Yes</b></p> <p><b>Appendix 8C</b> of the <b>Consultation Report (Doc 5.1.2)</b> provides a copy of the consultation response from North Lincolnshire Council in respect of the draft SoCC. The Inspectorate notes the statement from the Council that the SoCC was in broad compliance with council's adopted Statement of Community Involvement.</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><b>Yes</b></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"> <li>• SSE Keadby Site Gatehouse</li> </ul>  |

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|    |   | <ul style="list-style-type: none"> <li>• Scunthorpe Central Library</li> <li>• NLC Offices</li> <li>• Crowle Community Hub</li> </ul> <p>A notice stating when and where the final SoCC could be inspected was published in:</p> <ul style="list-style-type: none"> <li>• Scunthorpe Press 9 January 2025</li> <li>• Doncaster Free Press 9 January 2025</li> <li>• Goole/Selby/Epworth Times 9 January 2025</li> </ul> <p>The published SoCC notice, provided at <b>appendix 8F</b> of the <b>Consultation Report (Doc 5.1.2)</b> states where and when the final SoCC was available to inspect.</p> <p>Clippings of the published advertisements are provided at <b>appendix 8G</b> of the <b>Consultation Report (Doc 5.1.2)</b>.</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><b>Yes</b></p> <p><b>Paragraph 3.9 of the final SoCC at appendix 8D</b> of the <b>Consultation Report (Doc 5.1.2)</b> 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><b>Yes</b></p> <p><b>Paragraphs 8.5.1 to 8.5.7</b> of the <b>Consultation Report (Doc 5.1)</b> set out how the community consultation was carried out in line with the final SoCC.</p>  |

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|   |  | <p><b>Table 12.1</b> of the <b>Consultation Report (Doc 5.1)</b> and <b>Table 4</b> of <b>appendix 16A</b> of the <b>Consultation Report (Doc 5.1.3)</b> sets out how the applicant has complied with the commitments set out in the final SoCC.</p> <p><b>Tables 6.1, 8.1 &amp; 8.2</b> of the <b>Consultation Report (Doc 5.1)</b> and <b>Appendices 6C, 8, 12 &amp; 13</b> of the <b>Consultation Report (Doc 5.1.2 and Doc 5.1.3)</b> provide evidence that the commitments within the final SoCC have been carried out.</p>  |
| <b>Section 48: Duty to publicise the proposed application</b> |  |   |
| 19  | Did the applicant publicise the proposed application in the prescribed manner set out in regulation 4(2) of the (as amended) APFP regulations? | <p><b>Yes</b></p> <p><b>Paragraph 13.1.3</b> of the <b>Consultation Report (Doc 5.1)</b> states:</p> <p>“Pursuant to Regulation 4(2) of the APFP, the Section 48 Notice for the Proposed Development was published by the Applicant in the Scunthorpe Telegraph on 9 and 16 January 2025, The Times (a national newspaper) on 9 January 2025 and in the London Gazette and Lloyd’s List on 9 January 2025 and Fishing News on 8 January 2025”</p> <p><b>Table 13.1</b> of the <b>Consultation Report (Doc 5.1)</b> displays the <b>newspapers and dates of s48 publicity as set out below.</b></p> <p>A copy of the s48 notice is provided at <b>appendix 13A</b> of the <b>Consultation Report (Doc 5.1.3).</b></p> <p>Clippings of the published notices set out below are provided at <b>appendix 13B</b> of the <b>Consultation Report (Doc 5.1.3):</b></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"> <li>Doncaster Free Press</li> <li>Goole Selby Epworth Times</li> <li>Scunthorpe Telegraph</li> </ul>                                     | 09/01/2025 & 16/01/2025<br><br>09/01/2025 & 16/01/2025<br><br>09/01/2025 & 16/01/2025 |
| b) | once in a national newspaper;  | <ul style="list-style-type: none"> <li>The Times</li> </ul>   | 09/01/2025  |
| c) | once in the London Gazette and, if land in Scotland is affected, the Edinburgh Gazette; and  | <ul style="list-style-type: none"> <li>London Gazette</li> </ul>  | 09/01/2025  |
| d) | where the proposed application relates to offshore development –<br>(i) once in Lloyds List; and<br>(ii) once in an appropriate fishing trade journal? | <ul style="list-style-type: none"> <li>Lloyds List</li> <li>Fishing News</li> </ul>   | 09/01/2025<br>09/01/2025  |
| 20 | Did the s48 notice include the required information set out in regulation 4(3) of the (as amended) APFP regulations?                                   | <b>Yes</b><br>The published s48 notice, supplied at <b>appendix 13A</b> of the <b>Consultation Report (Doc 5.1.3)</b> , 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  | 8         | d)          | a summary of the main proposals, specifying the location or route of the proposed development                   | 2         |
| 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: <ul style="list-style-type: none"> <li>the nature and location of the proposed development</li> <li>the address of the website</li> <li>the place on the website</li> <li>a telephone number which can be used to contact the applicant for enquiries in relation to the documents, plans and maps</li> </ul> | 9 & 10    | f)          | the latest date on which those documents, plans and maps will be available for inspection                       | 9         |
| g)          | whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge  | 10        | h)          | details of how to respond to the publicity  | 12        |
| i)          | a deadline for receipt of those responses by the applicant, being not   | 14        |             |   |           |

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|   | less than 28 days following the date when the notice is last published   |   |  |
| 21  | Are there any observations in respect of the s48 notice provided above?  |   |  |
|   | <b>No</b>  |   |  |
| 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? | <p><b>Yes</b></p> <p>A copy of the s48 notice was sent to the EIA consultation bodies as part of the s42 consultation, as confirmed in <b>paragraph 17.5.1</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>A sample of the s42 consultation letter provided at <b>appendix 10A</b> of the <b>Consultation Report (Doc 5.1.2)</b> confirms a copy of the s48 notice was enclosed.</p>          |  |
| <b>s49: Duty to take account of responses to consultation and publicity</b> |  |   |  |
| 23  | Has the applicant had regard to any relevant responses to the s42, s47 and s48 consultation?   | <p><b>Yes</b></p> <p><b>Tables 15.1a, 15.1b, 15.1c, 15.1d and 15.1e</b> of the <b>Consultation Report (Doc 5.1)</b> sets out how the applicant had regard to the statutory and targeted 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</p> |  |

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|   |   | 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.  |
| <b>S50(3) Regard to guidance about pre-application procedure</b>  |   |  |
| 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><b>Paragraph 1.1.6</b> of the <b>Consultation Report (Doc 5.1.1)</b> states that the applicant has had regard to all relevant statutory guidance.</p> <p>The applicant submitted an adequacy of consultation milestone statement on 15 July 2024. The applicant has generally demonstrated that it has had regard to the advice issued by The Planning Inspectorate in relation to the statement in <b>Appendix 18A.1 and Appendix 18A.2</b> of the <b>Consultation Report (Doc 5.1.3)</b>.</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  | <b>Summary: Section 55(3)(e)</b>  | The applicant has complied with chapter 2 of part 5 (pre-application procedure) of the PA2008.   |
| <b>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)</b> |   |  |
| 26  | Is it made in the prescribed form as set out in schedule 2 of the APFP regulations, and does it include:  | <p><b>Yes</b></p> <p><b>Section 4</b> of the <b>Application Form (Doc 1.1)</b> explains why the development falls within the remit of The Planning Inspectorate.</p>   |

|   | <ul style="list-style-type: none"><li>• a brief statement which explains why it falls within the remit of The Planning Inspectorate; and</li><li>• a brief statement that clearly identifies the location of the application site, or the route if it is a linear scheme?</li></ul> | <p><b>Section 5</b> of the <b>Application Form (Doc 1.1)</b> provides a brief non-technical description of the site and <b>section 6</b> provides the location of the proposed development.</p> <p>A <b>Location Plan (Doc 2.1)</b> has been provided.</p> |             |   |  |          |             |  |          |  |    |   |  |    |   |  |  |  |
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| 27  | Is it accompanied by a consultation report?   | <p><b>Yes</b></p> <p>The application is accompanied by a <b>Consultation Report (Doc 5.1)</b> and <b>Consultation Report Appendices (Doc 5.1.2 and Doc 5.1.3)</b>.</p>   |             |   |  |          |             |  |          |  |    |   |  |    |   |  |  |  |
| 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?   | <p><b>Yes</b></p> <p>The <b>Indicative Landscape and Biodiversity Plan (Application Document Ref: 2.18)</b> does not have a key plan. The accompanying section 51 advice letter provides further clarification.</p>  |             |   |  |          |             |  |          |  |    |   |  |    |   |  |  |  |
| 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><th colspan="2">Information</th><th colspan="2">Document</th></tr><tr><td>a)</td><td>Where applicable, an environmental statement required under the EIA regulations and any</td><td><b>Environmental Statement (ES):</b><br/><br/>- <b>Non-Technical</b></td><td>b)</td><td>a draft development consent order (DCO)</td><td colspan="3"><b>Draft Development Consent Order (Doc 3.1)</b></td></tr></table> |   |  | Information |   | Document   |          | Information |  | Document |  | a) | Where applicable, an environmental statement required under the EIA regulations and any | <b>Environmental Statement (ES):</b><br><br>- <b>Non-Technical</b> | b) | a draft development consent order (DCO) | <b>Draft Development Consent Order (Doc 3.1)</b> |  |  |
| Information   |   | Document   |             | Information                             |  | Document |             |  |          |  |    |   |  |    |   |  |  |  |
| a)  | Where applicable, an environmental statement required under the EIA regulations and any   | <b>Environmental Statement (ES):</b><br><br>- <b>Non-Technical</b>   | b)          | a draft development consent order (DCO) | <b>Draft Development Consent Order (Doc 3.1)</b> |          |             |  |          |  |    |   |  |    |   |  |  |  |



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|    | scoping or screening opinions or directions  | <b>Summary (Doc 6.1)</b><br>- <b>Volume I (Main Text) (Doc 6.2)</b><br>- <b>Volume II (Appendices) (Doc 6.3)</b><br>- <b>Volume III (Figures) (Doc 6.4)</b> |    |   |  |
|    | Is this of a satisfactory standard?  | <b>Yes</b> (with minor discrepancies as noted in section 51 advice)   |    | Is this of a satisfactory standard?                         | <b>Yes</b> (with minor discrepancies as noted in box 30 and section 51 advice) |
| c) | An explanatory memorandum explaining the purpose and effect of provisions in the draft DCO | <b>Explanatory Memorandum (Doc 3.2)</b>   | d) | Where applicable, a book of reference                       | <b>Book of Reference (Doc 4.3)</b>   |
|    | Is this of a satisfactory standard?  | <b>Yes</b>  |    | Is this of a satisfactory standard?                         | <b>Yes</b> (with minor discrepancies as noted in section 51 advice)            |
| e) | A copy of any flood risk assessment  | <b>Environmental Statement (ES) Appendix 12A -</b>  | f) | A statement whether the proposal engages one or more of the | <b>Statutory Nuisance Statement (Doc 5.3)</b>                                  |

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| h) |  | <b>Flood Risk Assessment (FRA) (Redacted Rev 0) (Doc 6.3.16)</b>            | i) | 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  |                             |
|    | Is this of a satisfactory standard?  | <b>Yes</b>  |    | Is this of a satisfactory standard?  | <b>Yes</b>                  |
|    | A statement of reasons and a funding statement (where the application involves any compulsory acquisition) | <b>Statement of Reasons (Doc 4.1)</b><br><b>Funding Statement (Doc 4.2)</b> |    | A land plan identifying: <ul style="list-style-type: none"> <li>the land required for, or affected by, the proposed development</li> <li>where applicable, any land over which it is proposed to exercise powers of compulsory acquisition or any rights to use land</li> <li>any land in relation to which it is proposed to extinguish easements,</li> </ul> | <b>Land Plans (Doc 2.2)</b> |

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| j) |  |  | k) | servitudes and other private rights; and   |   |
|    | Is this of a satisfactory standard?  | <b>Yes</b>   |    | <ul style="list-style-type: none"> <li>any special category land and replacement land</li> </ul>   |   |
|    | <p>A works plan showing, in relation to existing features:</p> <ul style="list-style-type: none"> <li>the proposed location or (for a linear scheme) the proposed route and alignment of the development and works; and</li> <li>the limits within which the development and works may be carried out and any limits of deviation provided for in the draft DCO</li> </ul> | <b>Works Plans (Doc 2.3)</b>                             |    | <p>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</p> | <b>Access and Rights of Way Plans (Doc 2.4)</b> |
|    | Is this of a satisfactory standard?  | <b>Yes</b> (with minor discrepancies as noted in box 30) |    |  |   |

|    | Is this of a satisfactory standard?  | Yes (with minor discrepancies as noted in box 30)   |    | Is this of a satisfactory standard?  | Yes (with minor discrepancies as noted in box 30)   |
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| l) | <p>Where applicable, a plan with accompanying information identifying:</p> <ul style="list-style-type: none"> <li>any statutory or non-statutory sites or features of nature conservation, for example sites of geological or landscape importance</li> <li>habitats of protected species, important habitats or other diversity features; and</li> <li>water bodies in a river basin management plan;</li> </ul> <p>together with an assessment of any effects on such sites, features, habitats or bodies likely to be</p> | <p><b>Plans of Statutory and Non-Statutory Sites or Features (Doc 2.19)</b></p> <p><b>Environmental Statement Volume I Chapter 11 - Biodiversity Ecology and Nature Conservation (Doc 6.2.11)</b></p> <p><b>Environmental Statement Volume II Appendices 11C to 11F (Doc 6.3.11 to 6.3.14)</b></p> <p><b>Environmental Statement Volume I Chapter 8: Air Quality (Doc 6.2.8)</b></p> <p><b>Environmental Statement Volume I Chapter 12 - Water Environment (Doc 6.2.12)</b></p> | m) | <p>Where applicable, a plan with accompanying information identifying any statutory or non-statutory sites or features of the historic environment, (for example scheduled monuments, world heritage sites, 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><b>Environmental Statement Volume III - Figure 15.1: Locations of Designated Heritage Assets (Doc ref 6.4.53); and Figure 15.2: Locations of Non-designated Heritage Assets (Doc 6.4.54)</b></p> <p><b>Environmental Statement Volume I - Appendix 15A: Cultural Heritage Desk-based Assessment (Doc 6.3.24)</b></p> <p><b>Environmental Statement Volume I Chapter 21: Cumulative and Combined Effects (Doc 6.2.21)</b></p> |

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|  | caused by the proposed development | <p><b>Environmental Statement Volume II Appendix 12B: Water Environment Regulations (WER) / Water Framework Directive (WFD) Assessment Report (including Annex 3 - Water Quality Data) (Doc 6.3.17)</b></p> <p><b>Environmental Statement Volume III - Figure 12.1 Surface Waterbodies and their Attributes (Doc 6.4.22)</b></p> <p><b>Environmental Statement Volume III - Figure 12.2 Groundwater Waterbodies and their Attributes (Doc 6.4.23)</b></p> <p><b>Environmental Statement Volume III - Figure 12.3 Fluvial and Tidal</b></p> |  |  |  |
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|  |  | <p><b>Flood Risk (Doc 6.4.24)</b></p> <p><b>Environmental Statement Volume III - Figure 12.4 Ecologically Designated Sites Relevant to the Water Environment (Doc 6.4.25)</b></p> <p><b>Environmental Statement Volume I - Chapter 13: Geology, Hydrogeology and Land Contamination (Doc 6.2.13)</b></p> <p><b>Environmental Statement Volume I - Chapter 21: Cumulative and Combined Effects (Doc 6.2.21)</b></p> <p><b>Outline Landscape and Biodiversity Management and Enhancement Plan (Doc 5.10) - Biodiversity Net</b></p> |  |  |  |
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| n) |   | <b>Gain Baseline Habitats (Page 1 of 16)</b> | o) |  |  |
|    | Is this of a satisfactory standard?   | <b>Yes</b>                                   |    | Is this of a satisfactory standard?  | <b>Yes</b>   |
|    | Where applicable, a plan with any accompanying information identifying any Crown land | <b>Crown Land Plans (Doc 2.5)</b>            |    | 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 | <b>Site Location Plan (Doc 2.1)</b><br><b>Indicative Proposed Power Station Layout, Elevations and Sections Plans (Doc 2.6)</b><br><b>Indicative Electrical Connection Plans (Doc 2.7)</b><br><b>Indicative Water Supply and Effluent Discharge Connection Plans (Doc 2.8)</b><br><b>Indicative Public Water Connections Plan (Doc 2.9)</b><br><b>Indicative Hydrogen Supply Pipeline Connection and AGI Plans (Doc 2.10)</b><br><b>Indicative Natural Gas Supply Pipeline Connection and AGI Plans (Doc 2.11)</b><br><b>Indicative Surface Water Drainage Plan (Doc 2.12)</b> |

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| p) |   |   | q) |   | <b>A18 Gatehouse Indicative General Arrangement and Elevations Plans (Doc 2.13)</b><br><b>Mabey Bridge Replacement General Arrangement Plan (Doc 2.14)</b><br><b>Emergency Access Bridge General Arrangement Plan (Doc 2.15)</b><br><b>Haul Road Plans (Doc 2.16)</b><br><b>Pilfrey Laydown Plans (Doc 2.17)</b><br><b>Indicative Landscape and Biodiversity Plan (Doc 2.18)</b> |
|    | Is this of a satisfactory standard?                                     | <b>Yes</b>  |    | Are they of a satisfactory standard?                                | <b>Yes</b> (with minor discrepancies as noted in section 51 advice)  |
|    | Any of the documents prescribed by regulation 6 of the APFP regulations | <b>Electricity Grid Connection Statement (Doc 7.1)</b><br><b>Hydrogen Connection Statement (Doc 7.2)</b><br><b>Natural Gas Connection Statement (Doc 7.3)</b> |    | Any other documents considered necessary to support the application | <b>Application Cover Letter (Doc 1.2)</b><br><b>Application Guide (Doc 1.3)</b><br><b>Notices for Statutory Publicity (Doc 1.4)</b><br><b>Pre-application Programme Document (Doc 1.5)</b><br><b>Section 55 Checklist (Doc 1.6)</b><br><b>Draft Development Consent Order Validation Report success email (Doc 3.3)</b>  |



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|  |  |  |  | <p><b>Pre-application Land and Rights Negotiations Tracker (Doc 4.4)</b></p> <p><b>Consultation Report (Doc 5.1.1)</b></p> <p><b>Consultation Report Appendices: Part 1 (Doc 5.1.2)</b></p> <p><b>Consultation Report Appendices: Part 2 (Doc 5.1.3)</b></p> <p><b>Schedule of Other Consents and Licences (Doc 5.4)</b></p> <p><b>Combined Heat and Power Assessment (Doc 5.8)</b></p> <p><b>Carbon Capture Readiness Statement (Doc 5.9)</b></p> <p><b>Outline Lighting Strategy (Doc 5.11)</b></p> <p><b>Outline Construction Traffic Management Plan (Doc 7.5)</b></p> <p><b>Outline Construction Workers Travel Plan (Doc 7.6)</b></p> <p><b>Outline Written Scheme of Investigation (Doc 7.7)</b></p> <p><b>Greenhouse Gas Reduction Strategy (Doc 7.8)</b></p> <p><b>Planning Statement (Doc 5.5)</b></p> <p><b>Design and Access Statement (Doc 5.6)</b></p> |
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|    |   |            |  |                                      | <b>Potential Main Issues for Examination (Doc 5.7)</b>                         |
|    | Are they of a satisfactory standard?  | <b>Yes</b> |  | Are they of a satisfactory standard? | <b>Yes</b> (with minor discrepancies as noted in box 30 and section 51 advice) |
| 30 | Are there any observations in respect of the documents provided at box 29 (a) to (q) above?   |            |  |                                      |  |
|    | <p><b>Land Plans (Doc 2.2)</b></p> <p>Plot 3-191 appears to have been mislabelled in the Book of Reference. It is referred to as “verge, hedgerow and access splay adjoining public highway (Chapel Lane)” but is shown on the plan as adjoining Trent Road, which is referred to as a private road in other entries.</p> <p>Plots 3-163 &amp; 3-164 are shown as temporary possession (yellow) on the land plans but are not referenced in the relevant schedule of the draft Development Consent Order (dDCO).</p> <p><b>Work Plans (Doc 2.3)</b></p> <p>Road name A18 is not listed on various sheets. Road names and land marks are helpful for assessment that the locations are accurate and ease of reference points for public usage.</p> <p>Where multiple layers are present on the key plans, the applicant should consider how best to clearly differentiate between works for the viewer.</p> <p><b>Access and Rights of Way Plans (Doc 2.4)</b></p> <p>A18 road not listed for locations A and B.</p> <p><b>Draft Development Consent Order (dDCO) (Doc 3.1)</b></p> <p>Minor discrepancies are identified in the naming/numbering for a small number of certified documents. These should be cross referenced and amended where necessary. The naming of schedules and cross referencing of schedules and articles should also be reviewed for minor discrepancies (e.g Article 31(11) references “Schedule 4” but it should in fact read “Schedule 5”).</p> |            |  |                                      |  |

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|   | <p><b>Planning Statement (Doc 5.6)</b><br/>Sections 1.1 and 1.2 comprises the same text verbatim. The paragraph after 5.3.14 is missing a paragraph number.</p> <p><b>Combined Heat and Power Assessment (Doc 5.8)</b><br/>Minor naming discrepancy between the document title and Schedule 11 of the DCO.</p> <p><b>Outline Lighting Strategy (Doc 5.11)</b><br/>Pages 1 and 2 of the document refer to document reference 5.12 which is not in keeping with Schedule 11 of the DCO.</p> <p><b>Greenhouse Gas Reduction Statement (Doc 7.8)</b><br/>There appears to be a formatting error where a paragraph ends in mid-sentence with the completion contained within the following paragraph.</p> <p>Section 51 advice has been issued to the applicant and is available to view on the Find a National Infrastructure Project website: <a href="#">s51 advice following acceptance letter</a></p>  |   |  |
| 31  | <table border="0"> <tr> <td data-bbox="275 855 969 1337"> <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, &amp;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> </td><td data-bbox="969 855 2058 1337"> <p><b>Yes</b></p> <p><b>A Habitat Regulations Assessment (HRA) Report</b> has been provided (<b>Doc 5.2</b>).</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 will be able to ask questions 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> </td></tr> </table> | <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, &amp;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><b>Yes</b></p> <p><b>A Habitat Regulations Assessment (HRA) Report</b> has been provided (<b>Doc 5.2</b>).</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 will be able to ask questions 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> |
| <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, &amp;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><b>Yes</b></p> <p><b>A Habitat Regulations Assessment (HRA) Report</b> has been provided (<b>Doc 5.2</b>).</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 will be able to ask questions 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>   |   |  |

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| 32 | 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? | <b>No hard copies requested.</b>  |
| 33 | Has the applicant had regard to statutory guidance 'Planning Act 2008: Application form guidance'?  | <p><b>Yes</b></p> <p><b>The Application Covering Letter (Doc 1.2)</b> explains how the applicant has had regard to statutory guidance on the application form.</p> <p>The <b>Application form (Doc 1.1)</b> demonstrates compliance with guidance and policy and how the Applicant has had regard to statutory guidance on the form of the application.</p> <p>The Planning Inspectorate is satisfied that the applicant has demonstrated regard to the guidance principles.</p>  |
| 34 | <b>Summary - s55(3)(f) and s55(5A)</b>  | <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 Find a National Infrastructure Project website, here: <a href="#">Documents   The Keadby Next Generation Power Station Project</a></p> |

## The Infrastructure Planning (Fees) Regulations 2010

### Pre-application fee

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| 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 Infrastructure Planning (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 notice. If the applicant fails to pay the fee within 28 days, The Planning Inspectorate will not provide the applicant with any further pre-application services or take any further steps in relation to the proposed application.</p> | <p>The fees for providing the applicant with standard pre-application services were received on 29 January 2025 and 15 May 2025 before the application was made.</p> |
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### Fees to accompany an application

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| 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</p> | <p>The fee was received on 14 August 2025; before the application was made.</p> |
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|  | 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 |  |
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| Role                 | Electronic signature | Date              |
|----------------------|----------------------|-------------------|
| Case Manager         | Caroline Hopewell    | 22 September 2025 |
| Acceptance Inspector | Richard Allen        | 22 September 2025 |