



FAO: John Wheadon
Head of Energy Infrastructure Planning Delivery & Innovation
Department of Energy Security and Net Zero
3-8 Whitehall Place
London
SW1A 2AW

Your Ref: EN0110001

Our Ref: 2010002-81
Please quote this when replying

Date: 23 October 2026

Please ask
for:
Direct Dial:
E-mail:



BY EMAIL TO:
keadbynextgeneration@planninginspectorate.gov.uk

Dear Mr Wheadon

Application by Keadby Next Generation Limited for an Order Granting Development Consent for the Keadby Next Generation Power Station Project – Reference EN0110001

Submission on behalf of PD Ports

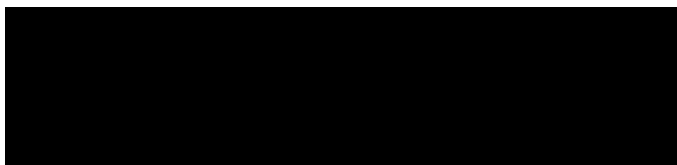
1. We write on behalf of PD Ports Properties Limited (Company Number 01336570), PD Port Services Limited (Company Number 01233997) and Associated Waterway Services Limited (1852005) all of 17-27 Queens Square, Middlesbrough, TS2 1AH (together “**PD Ports**”), further to the letter of the Secretary of State dated 24 September 2026, inviting further comments from interested parties in relation to the application by the Applicant for an Order granting Development Consent (“**DCO**”) to enable the proposed Keadby Next Generation Power Station Project (“the **Proposed Development**”).
2. We write to advise the Secretary of State that discussions have stalled between the parties with no agreement on Heads of Terms to enter into a land agreement.
3. The parties are not aligned on matters which PD Ports consider to be fundamental to an acceptable commercial arrangement to ensure the continued safe and efficient operation of PD Ports.
4. Outstanding matters include the extent of the access area through PD Ports Properties Limited land and the scope of retained CA powers despite entry into a voluntary agreement. The lack of progress to resolve these material outstanding points leaves the operations of PD Ports exposed.
5. Whilst PD Ports considers a voluntary agreement to be an appropriate way forward and will continue to engage with the Applicant, the protective provisions proposed by PD Ports are considered necessary and



proportionate to ensure that use of PD Ports site and access routes by the Applicant do not compromise the continued safe and efficient operations of PD Ports.

6. The Protective Provisions are key to PD Ports to ensure a legal effective protection mechanism as the entering into of a voluntary commercial agreement before the DCO is made appears unlikely.

Yours



Legal Director
for DWF Law LLP