



Planning Inspectorate  
Arolygiaeth Gynllunio

# Section 55

## Acceptance of Applications Checklist

Appendix 2 of [Advice on the preparation and submission of application documents](#)

## Whitestone 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
		<b>10 June 2026</b>	<b>8 July 2026</b>	<b>3 July 2026</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 the PA2008, it is an application for a development	<p><b>Yes</b></p> <p>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 onshore generating station in England and satisfies section 14(1)(a); 15(1); and 15(2) of the PA2008.</p>		

	<p>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>
3	<p><b>Summary: Section 55(3)(a) and s55(3)(c)</b></p>	<p>The Planning Inspectorate is satisfied that the <b>Draft DCO (Doc 3.1)</b> includes development for which development consent is required.</p>
<p><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></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><b>Yes</b></p> <p>On 8 September 2025 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 16 September 2025.</p> <p>A copy of the notification letter is provided at <b>appendix 2.1</b> of the <b>Environmental Statement (Doc 6.20)</b>.</p>

5	<p>Have any Adequacy of Consultation Representations 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 Adequacy of Consultation Representations received.</p>	<p><b>Yes</b></p> <p>There are 26 host and neighbouring authorities, of which 17 responded to the Planning Inspectorate's invitation to make an AoCR dated 11 June 2026.</p> <p>14 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 (A authority)</li> <li>• Wakefield Metropolitan District Council (A authority)</li> <li>• Kirklees Council (D authority)</li> <li>• North-East Derbyshire District Council (B authority)</li> <li>• Amber Valley Borough Council (A authority)</li> <li>• Derbyshire Dales District Council (D authority)</li> <li>• Derbyshire County Council (D authority)</li> <li>• Tameside Metropolitan Borough Council (D authority)</li> <li>• Chesterfield Borough Council (A authority)</li> <li>• Bolsover District Council (A authority)</li> <li>• Oldham Council (D authority)</li> <li>• Peak District National Park Authority (D authority)</li> <li>• Bassetlaw District Council (A authority)</li> <li>• Staffordshire County Council (D authority)</li> </ul>
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		<p>However, Rotherham Metropolitan Borough Council (B authority) stated that while the applicant had complied with the procedural requirements set out in the agreed Statement of Community Consultation, it referred to concerns raised by certain parish councils, ward councillors, local residents and MPs about the “quality and effectiveness” of the consultation undertaken by the applicant. The council also added that the applicant had failed to serve notice on certain occupiers of properties within the order limits.</p> <p>The City of Doncaster Council (B authority) also stated that while the applicant had sought to comply with the requirements set out in the agreed Statement of Community Consultation, it noted the concerns of a Parish Council and two community groups about the adequacy of consultation undertaken by the applicant about the proposed development. The council also stated that the applicant had not complied with s42, having failed to serve the requisite notices on several landowners.</p> <p>Additionally, Sheffield City Council (D authority) stated that it has no record of being consulted by the applicant.</p> <p>The Planning Inspectorate has carefully considered the issues raised in the AoCRs received from the above authorities, as part of its full review of the applicant’s <b>Consultation Report (Doc 5.1)</b> and <b>Appendices</b>, and makes the following comments:</p> <ul style="list-style-type: none"><li>• in relation to the statutory consultation phase being insufficient as alleged, in view of the information provided in the <b>Consultation Report (Doc 5.1)</b>, the Inspectorate considers that the information made available for consultation would have been sufficient and that there was a reasonable prospect that the scheme was able to be understood by the consultees for comments to be provided on the proposed development</li></ul>
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		<ul style="list-style-type: none"> <li>• in relation to whether certain affected persons (as defined under s42(1)(d) of the Planning Act 2008) were served notice, this matter is addressed at box 10 below</li> <li>• in relation to Sheffield City Council’s statement that it has no record of being served notice of the statutory consultation, the authority is listed in <b>Table 6.2</b> of the <b>Consultation Report (Doc 5.1)</b> as having been consulted.</li> </ul> <p>The Inspectorate concludes that the applicant has met the statutory requirements for consultation. Parties will be able to register as interested parties and make relevant representations on the accepted application, at the relevant time and before the examination takes place.</p> <p>All AoCRs received have been carefully considered and are available to view on the Find a National Infrastructure Project website: <a href="https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110020">https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110020</a></p>
<b>Section 42: Duty to consult</b>		
Did the applicant consult the applicable persons set out in s42 of the PA2008 about the proposed application?		
6	Section 42(1)(a) persons prescribed?  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><b>Yes</b></p> <p>The applicant has provided a list of persons consulted under s42(1)(a) on 16 September 2025 at <b>Appendix C1.1</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>A sample of the letter sent to s42(1)(a) consultees is provided at <b>appendix C1.2</b> of the <b>Consultation Report (Doc 5.1)</b>.</p>

		<p>The Planning Inspectorate has identified the following parties based on its interpretation of the applicant's GIS shapefile at the acceptance stage and against the APFP regulations:</p> <ul style="list-style-type: none"> <li>• Clowne Parish Council</li> <li>• Staveley Parish Council</li> </ul> <p>The applicant's <b>Appendix C1.1</b> of the <b>Consultation Report (Doc 5.1)</b> does not appear to list these bodies as having been consulted by the applicant under s42.</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> <p>The Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the examination of the application. On this basis, the applicant should serve notice on Clowne Parish Council and Staveley Parish Council when it serves notice of the accepted application under s56(2)(a) of the PA2008, unless there is a specific justification why this is not necessary.</p> <p>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="https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN0110020">https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN0110020</a></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</p>	N/A

	<p>be likely to affect, any of the areas specified in s42(2) of the PA2008.</p>	
<p>8</p>	<p>Section 42(1)(b) each local authority within s43?  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 6.2</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) on 16 September 2025.</p> <p>The host 'B' authority was consulted:</p> <ul style="list-style-type: none"> <li>• City of Doncaster Council</li> <li>• Rotherham Metropolitan Borough Council</li> <li>• North East Derbyshire District Council</li> </ul> <p>The host 'C' authority was consulted:</p> <ul style="list-style-type: none"> <li>• Derbyshire County Council</li> </ul> <p>The boundary 'A' authorities were consulted:</p> <ul style="list-style-type: none"> <li>• Amber Valley Borough Council</li> <li>• Bolsover District Council</li> <li>• Bassetlaw District Council</li> <li>• Chesterfield Borough Council</li> <li>• North Lincolnshire Council</li> <li>• East Riding of Yorkshire Council</li> <li>• North Yorkshire Council</li> <li>• Wakefield Metropolitan District Council</li> <li>• Barnsley Metropolitan Borough Council (A/D)</li> </ul>

		<ul style="list-style-type: none"> <li>• Sheffield City Council (A/D)</li> <li>• Derbyshire Dales District Council</li> </ul> <p>The boundary 'D' authorities were consulted:</p> <ul style="list-style-type: none"> <li>• Nottinghamshire County Council</li> <li>• Leicestershire County Council</li> <li>• Staffordshire County Council</li> <li>• Cheshire East Council</li> <li>• Stockport Metropolitan Borough Council</li> <li>• Tameside Metropolitan Borough Council</li> <li>• Oldham Metropolitan Borough Council</li> <li>• Kirklees Metropolitan Borough Council</li> <li>• Derby City Council</li> <li>• South Yorkshire Combined Authority</li> <li>• Peak District National Park Authority</li> </ul> <p>A sample of the letter sent to s42(1)(b) relevant authorities is provided at <b>appendix C1.3</b> of the <b>Consultation Report (Doc 5.1)</b>.</p>
9	Section 42(1)(c) the Greater London Authority (if in Greater London area)?	<b>N/A</b>
10	Section 42(1)(d) each person in one or more of s44 categories? Category 1: owner, lessee, tenant or occupier of land	<b>Yes</b> <b>Paragraph 6.2.16</b> of the <b>Consultation Report (Doc 5.1)</b> states that all persons identified under s42(1)(d) were consulted on 8 September 2025.

<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>Paragraphs 6.2.12 to 6.2.15</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 the <b>Consultation Report (Doc 5.1)</b>.</p> <p>The persons consulted under s42(1)(d) are listed at <b>appendix C1.1</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>A sample of the letter is provided at <b>appendix C1.4</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>It is noted that some of the AoCRs included statements that certain affected persons had not been served a s42 notice. These were:</p> <ul style="list-style-type: none"> <li>• Firsby Hall Farm including HS2 Ltd</li> <li>• Reserve House including occupiers</li> <li>• The Threshing Barn including HS2 Ltd</li> <li>• Brier Barn including occupiers</li> <li>• Firsby Hall Farm Cottage including occupiers</li> <li>• Springvale Farm</li> <li>• Springvale House</li> <li>• Morthen House</li> <li>• New Sycamore Farm</li> </ul> <p>Whilst it is suggested that the above affected persons have not been served a s42 notice, the <b>Book of Reference (Doc 4.3)</b> has been reviewed and whilst not all of the above listed have been located in the <b>Book of Reference (Doc 4.3)</b> the <b>Consultation Report (Doc 5.1)</b> paragraph 6.2.16 states that all persons identified under s42(1)(d) were consulted on 8 September 2025. Paragraph 6.2.21 also states that there were no bounce-backs or failed deliveries to the letters or emails. Also, within Rotherham Metropolitan Borough Council's appendix to their AoCR</p>
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		<p>Springvale House and Morthen House state that they have received the s42.</p> <p>There is not enough information to confirm if the land interests have received notification or if the land interests fall within the order limits. Section 44 places a duty on the applicant to make 'diligent inquiry' as to the identification of Category 1, 2, or 3 persons. The applicant is reminded to investigate and update their Book of Reference, if necessary, and ensure that under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the examination of the application. On this basis, the applicant should serve notice on the above possible affected persons when it serves notice of the accepted application under s56(2)(a) of the PA2008, unless there is a specific justification why this is not necessary.</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 day after receipt of the consultation documents?	<p><b>Yes</b></p> <p>A sample of the letter sent to s42 consultees is provided at <b>appendix C1</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>The sample letter dated 16 September 2025 confirmed that consultation commenced on 16 September 2025 and closed on 28 October 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	<b>Yes</b>

	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>The applicant gave notice under s46 on 8 September 2025, which was before the beginning of s42 consultation.</p> <p>A copy of the s46 notification letter is provided at <b>appendix C2.1</b> of the <b>Consultation Report (Doc 5.1)</b> and a copy of s46 notification acknowledgement letter from the Planning Inspectorate is provided at <b>appendix C2.2</b> of the <b>Consultation Report (Doc 5.1)</b>.</p>
<b>Section 47: Duty to consult local community</b>		
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 B3</b> of the <b>Consultation Report (Doc 5.1)</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 City of Doncaster ('B Authority') and North East Derbyshire District Council ('B' authority) on 24 July 2025 and set a deadline of 22 August 2025 for responses; providing more than 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>Table 5.1</b> of the <b>Consultation Report (Doc 5.1)</b> provides a summary of the consultation responses from City of Doncaster Council and Rotherham Metropolitan Borough 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"> <li>• The applicant moved the Ravenfield event to the evening to be at a different time of day to the Conisbrough event</li> <li>• The applicant organised a briefing meeting for newly elected members at City of Doncaster Council</li> <li>• The applicant ensured that Firsby Residents Association was added to the list of community groups and invited them to the parish council briefing webinar</li> <li>• The applicant corrected the list of parish councils to read Dinnington Town Council</li> </ul> <p>The Planning Inspectorate is satisfied that the applicant had regard to the responses received when preparing the SoCC.</p>
16	<p>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>	<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>• Whitestone Solar Farm Website</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>• Derbyshire Times 11 September 2025</li> <li>• Doncaster Free Press 11 September 2025</li> <li>• Rotherham Advertiser 11 September 2025</li> <li>• London Gazette 16 September 2025</li> <li>• The Guardian 16 September 2025</li> <li>• Derbyshire Times 18 September 2025</li> </ul>

		<ul style="list-style-type: none"> <li>• Doncaster Free Press 18 September 2025</li> <li>• Rotherham Advertiser 18 September 2025</li> </ul> <p>The published SoCC notice, provided at <b>appendix C3.1</b> of the <b>Consultation Report (Doc 5.1)</b> states where and when the final SoCC was available to inspect.</p> <p>Clippings of the published advertisements are provided at <b>appendix C3.2, C3.3, C3.4, C3.5, C3.6, C3.7, C3.8, C3.9</b> of the <b>Consultation Report (Doc 5.1)</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 2.4</b> of the final SoCC at <b>appendix B3</b> of the <b>Consultation Report (Doc 5.1)</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 5.5.1 to 5.5.5</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> <p><b>Appendix F2.1</b> of the <b>Consultation Report (Doc 5.1)</b> sets out how the applicant has complied with the commitments set out in the final SoCC.</p> <p><b>Appendices F2.1, F2.2 and F2.3</b> of the <b>Consultation Report (Doc 5.1)</b> provide evidence that the commitments within the final SoCC have been carried out.</p>
<p><b>Section 48: Duty to publicise the proposed application</b></p>		

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 6.5.1 and 6.5.2</b> of the <b>Consultation Report (Doc 5.1)</b> states:  “Section 48 of the PA 2008 requires the applicant to publish a notice of the proposed application in accordance with Regulation 4 of the APFP Regulations [REF-2]</p> <p>The applicant published a combined section 47 and 48 notice as required in the London Gazette, a national newspaper (the Guardian) and for two consecutive weeks in the local newspaper, as described in Table 6.3”</p> <p><b>Table 6.3</b> of the <b>Consultation Report (Doc 5.1)</b> displays the newspapers and dates of s48 publicity as set out below.</p> <p>A copy of the s48 notice is provided at <b>appendix C3.1</b> of the <b>Consultation Report (Doc 5.1)</b>.</p> <p>Clippings of the published notices set out below are provided at <b>appendix C3.2-C3.9</b> of the <b>Consultation Report (Doc 5.1)</b>:</p>
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		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>• Rotherham Advertiser</li> <li>• Derbyshire Times</li> </ul>	11 September 2025 18 September 2025
b)	once in a national newspaper;	<ul style="list-style-type: none"> <li>• The Guardian</li> </ul>	15 September 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>	16 September 2025

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?	<b>Yes</b> The published s48 notice, supplied at <b>appendix C3.1</b> of the <b>Consultation Report (Doc 5.1)</b> , contains the required information as set out below:																								
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 25%;"></th> <th style="width: 25%; text-align: center;">Information</th> <th style="width: 25%; text-align: center;">Paragraph</th> <th style="width: 25%; text-align: center;">Information</th> <th style="width: 25%; text-align: center;">Paragraph</th> </tr> </thead> <tbody> <tr> <td>a)</td> <td>the name and address of the applicant.</td> <td style="text-align: center;">1</td> <td>b)</td> <td>a statement that the applicant intends to make an application for development consent to the Secretary of State</td> <td style="text-align: center;">1</td> </tr> <tr> <td>c)</td> <td>a statement as to whether the application is EIA development</td> <td style="text-align: center;">8</td> <td>d)</td> <td>a summary of the main proposals, specifying the location or route of the proposed development</td> <td style="text-align: center;">4-7</td> </tr> <tr> <td>e)</td> <td> 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> </ul> </td> <td style="text-align: center;">12</td> <td>f)</td> <td>the latest date on which those documents, plans and maps will be available for inspection</td> <td style="text-align: center;">16</td> </tr> </tbody> </table>					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	4-7	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> </ul>	12	f)	the latest date on which those documents, plans and maps will be available for inspection	16
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	<ul style="list-style-type: none"> <li>a telephone number which can be used to contact the applicant for enquiries in relation to the documents, plans and maps</li> </ul>			
g)	whether a charge will be made for copies of any of the documents, plans or maps and the amount of any charge	12	h)	details of how to respond to the publicity 14
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	15		
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?	<b>Yes</b> A copy of the s48 notice was sent to the EIA consultation bodies as part of the s42 consultation, as confirmed in <b>paragraph 6.2.18</b> of the <b>Consultation Report (Doc 5.1)</b> .  A sample of the s42 consultation letter provided at <b>appendix C1.2</b> of the <b>Consultation Report (Doc 5.1)</b> confirms a copy of the s48 notice was enclosed.		
<b>s49: Duty to take account of responses to consultation and publicity</b>				

23	<p>Has the applicant had regard to any relevant responses to the s42, s47 and s48 consultation?</p>	<p><b>Yes</b></p> <p><b>Chapter 7.7</b> of the <b>Consultation Report (Doc 5.1)</b> sets out how the applicant had regard to the consultation responses received; including whether or not responses led to changes to the application.</p> <p>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.</p>
<p><b>S50(3) Regard to guidance about pre-application procedure</b></p>		
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 1.1.15 and 2.1.2</b> of the <b>Consultation Report (Doc 5.1)</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 9 March 2026. The applicant has demonstrated that it has had regard to the advice issued by the Planning Inspectorate in relation to the statement in <b>table 3.17</b> of the <b>Consultation Report (Doc 5.1)</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	<p><b>Summary: Section 55(3)(e)</b></p>	<p>The applicant has complied with chapter 2 of part 5 (pre-application procedure) of the PA2008.</p>
<p><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></p>		

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"> <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>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> <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>					
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)</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>					
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 border="1"> <thead> <tr> <th data-bbox="152 1139 651 1225">Information</th> <th data-bbox="651 1139 994 1225">Document</th> </tr> </thead> </table>		Information	Document	<table border="1"> <thead> <tr> <th data-bbox="994 1139 1184 1225">Information</th> <th data-bbox="1184 1139 2085 1225">Document</th> </tr> </thead> </table>		Information	Document
Information	Document						
Information	Document						
a)	Where applicable, an environmental statement required under the EIA	<b>Environmental Statement (Doc 6.1 to 6.18)</b>	b)	a draft development consent order (DCO)	<b>Draft Development Consent Order (Doc 3.1)</b>		

	regulations and any scoping or screening opinions or directions	<b>Environmental Statement Appendices (Doc 6.20) including a Scoping Opinion at Appendix 2.2</b> <b>Environmental Statement Figures (Doc 6.19)</b> <b>Non-Technical Summary (Doc 6.21)</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 box 30)
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>
e)	A copy of any flood risk assessment	<b>Environmental Statement Appendix 10.2 Flood Risk Assessment (Doc 6.20)</b>	f)	A statement whether the proposal engages one or more of the matters set out in section 79(1) of the Environmental	<b>Statutory Nuisance Statement (Doc 5.2)</b> Proposed mitigation is set out in section 4 of the document.

h)			i)	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> <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, servitudes and</li> </ul>	<b>Land Plans (Doc 2.2)</b>

j)			k)	other private rights; and	
	Is this of a satisfactory standard?	<b>Yes</b>		Is this of a satisfactory standard?	<b>Yes</b>
	A works plan showing, in relation to existing features: <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>		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	<b>Streets and Rights of Way and Access 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?	<b>Yes</b>
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>Statutory and non-Statutory Ecological sites (Doc 2.6)</b> – an assessment has been undertaken in ES Chapter 6 Biodiversity and Nature Conservation</p> <p><b>ES Chapter 6: Figures 6.1 to 6.13.1 (Doc 6.19)</b> – an assessment has been undertaken in ES Chapter 6 Biodiversity and Nature Conservation</p> <p><b>ES Chapter 10 Figures: 10.2 WFD Designated Watercourses and 10.12 WFD Groundwater Bodies Classification (Doc 6.19)</b> – an assessment has been</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>Chapter 8: Cultural Heritage and Archaeology (Doc 6.8)</b></p> <p><b>Chapter 8: Figures (Doc 6.19)</b></p> <p><b>Appendix 8.1 Legislation, Policy and Guidance (Doc 6.20)</b></p> <p><b>Appendix 8.2 Cultural Heritage Baseline (Doc 6.20)</b></p> <p><b>Appendix 8.3 Sieving Exercise (Doc 6.20)</b></p> <p><b>Appendix 8.3.1 Sieving Exercise Assets (Doc 6.2)</b></p> <p><b>Appendix 8.4 Assessment of Indirect Effects to Setting (Doc 6.20)</b></p> <p><b>Appendix 8.5 Geoarchaeological Desk Based Assessment (Doc 6.20)</b></p> <p><b>Appendix 8.6 Geophysical Survey (Doc 6.20)</b></p> <p><b>Appendix 8.7 Archaeological Investigation and Preservation Strategy (Doc 6.20)</b></p>

n)	caused by the proposed development	undertaken in ES Chapter 10 Water Resources and Flood Risk and	o)		<b>Appendix 8.8 Cable Corridor Geophysical Survey Report (Doc 6.20)</b> <b>Appendix 8.9 Phase I Trial Trenching Report (Doc 6.20)</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 box 30)
	Where applicable, a plan with any accompanying information identifying any Crown land	<b>2.8 (Doc Crown Land Plan)</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>Location Plan (Doc 2.1)</b> <b>Traffic Regulations Plans (Doc 2.5)</b> <b>Vegetation Removal Plans (Doc 2.9)</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 box 30)

p)	Any of the documents prescribed by regulation 6 of the APFP regulations	<b>Grid Connection Statement (Doc 7.1)</b>	q)	Any other documents considered necessary to support the application	<b>Application Cover Letter (Doc 1.2)</b> <b>Guide to the Application (Doc 1.3)</b> <b>Copies of Newspaper Notices (Doc 1.4)</b> <b>Pre-Application Programme Document (Doc 1.5)</b> <b>Draft DCO Validation Report (Doc 3.3)</b> <b>Land and Rights Negotiations Tracker (Doc 4.4)</b> <b>Policy Compliance Document (Doc 5.5)</b> <b>Potential Main Issues for Examination (Doc 5.6)</b> <b>Design Approach Document (Doc 5.7)</b> <b>Statement of Need (Doc 5.8)</b> <b>Outline Construction Environmental Management Plan (oCEMP) (Doc 5.9)</b> <b>Outline Operational Environmental Management Plan (oOEMP) (Doc 5.10)</b> <b>Outline Decommissioning Environmental Management Plan (Doc 5.11)</b>
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				<p><b>Outline Construction Traffic Management Plan (oCTMP) (Doc 5.12)</b></p> <p><b>Outline Landscape and Ecology Management Plan (oLEMP) (Doc 5.13)</b></p> <p><b>Outline Public Rights of Way Management Plan (oPROWMP) (Doc 5.14)</b></p> <p><b>Outline Battery Safety Management Plan (oBSMP) (Doc 5.15)</b></p> <p><b>Outline Written Scheme of Investigation (oWSI) (Doc 5.16)</b></p> <p><b>Outline Surface Water Drainage Strategy (Doc 5.17)</b></p> <p><b>Outline Skills and Supply Chain Management Plan (Doc 5.18)</b></p> <p><b>Outline Cable Construction Method Statement (Doc 5.19)</b></p>	
	Are they of a satisfactory standard?	<b>Yes</b> (with minor discrepancies as noted in box 30)		Are they of a satisfactory standard?	<b>Yes</b> (with minor discrepancies as noted in box 30)
30	Are there any observations in respect of the documents provided at box 29 (a) to (q) above?				

**Appendix 8.5 Geoarchaeological Desk Based Assessment (Doc 6.2)** this does not appear signed by the author or the approver.

**Works Plan (Doc 2.3)** - Plots 4-11, 4-10, 4-9, 4-8, 4-7, 4-6 do not appear in the works plans. If needed, as identified in Land Plan, they should also be included and shown in the Works Plan which work/s they are needed for. Ensure plots are labelled correctly, '1-2F' on sheet 20 needs checking. It may also be useful if the legend details the type of work instead of just the works area number.

**Draft DCO (Doc 3.1)** there are document naming discrepancies in Schedule 13.

**Grid Connection Statement (Doc 7.1)** paragraph 6.1.3 says that the new Long Lane substation is shown on Sheet 9 of the Works Plans however, this is not shown on the Works Plans.

**Outline Public Rights of Way Management Plan (Doc 5.12)** references referred to need to be checked throughout the document.

**Location Plan (Doc 2.1)** and **Vegetation Removal Plans (Doc 2.9)** it would be useful for these plans to show land excluded from order limits.

**Guide to the Application (Doc 1.3)** brackets appear around 'Net Zero One Ltd' in the first sentence of paragraph 1.2.1.

**Environmental Statement Appendix 10.2 Flood Risk Assessment (Doc 6.20)** paragraph 8.2.6 refers to the site as 1,149 hectares which does not accord with other documents such as the Planning Statement (Doc 5.4).

Section 51 advice has been issued to the applicant and is available to view on the Find a National Infrastructure Project website: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110020>

31	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	<b>No</b> A Habitat Regulations Assessment (HRA) Report is not provided with the Environmental Statement (ES). The ES confirms in ES Chapter 6 that there are no impact pathways to the identified European sites and confirms that this has been agreed with Natural England as the Statutory Nature Conservation Body. 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
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	State to make an appropriate assessment of the implications for the site if required by regulation 48(1)?	<p>Project website: <a href="https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN0110020">https://national-infrastructure-consenting.planninginspectorate.gov.uk/EN0110020</a></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>
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>Appendix I of the Appendix I Compliance (Doc 5.1)</b> 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	<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</p>

Infrastructure Project website, here: <https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110020>

## The Infrastructure Planning (Fees) Regulations 2010

### 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 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 31 March 2025, 9 May 2025, 31 October 2025 and 29 May 2026; before the application was made.</p>
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### 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</p>	<p>The fee was received on 27 May 2026; before the application was made.</p>
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	<p>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>	
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Role	Electronic signature	Date
Case Manager	<i>Rebecca Luxton</i>	30 June 2026
Acceptance Inspector	<i>Helen Van Willegen</i>	30 June 2026