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

Case Ref: EN010119
Date: 4 February 2025

Dear Recipient

Planning Act 2008 – Section 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rule 8, 9, 13, and 16

Application by North Falls Offshore Wind Farm Ltd for an Order Granting Development Consent for the North Falls Offshore Wind Farm (EN010119)

Examination timetable and procedure and notification of hearings

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

- The examination timetable
- An invitation to submit written representations
- Details of the publication of the Examining Authority's (ExA) written questions
- Other procedural decisions made by the ExA
- Notification of hearings
- Information about hearings and accompanied site inspections
- Information about the availability of examination documents
- Guidance on the use of the 'Make a submission' tab on the project webpage

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

The Examination Timetable

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

The examination timetable replaces the draft timetable that was included in our [Rule 6 letter](#). In finalising the examination timetable, we have sought to accommodate where



feasible, requests and suggestions made orally or in writing to the preliminary meeting. A list of the main changes we have made to the draft examination timetable is set out at **Annex B** to this letter.

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

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

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

Written Representations

All interested parties are now invited to submit written representations. These should be submitted by **Deadline 2** in the examination timetable. Any comments on the relevant representations already submitted should be submitted by **Deadline 1** in the examination timetable.

Written representations can cover any relevant matter and are not restricted to the matters set out in our [initial assessment of principal issues](#) or to the content of our written questions (see next heading below).

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

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

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

Representations **must not include hyperlinks** to documents and evidence hosted on third party websites. See the Planning Inspectorate's Advice for members of the public: [Advice for submitting representations or comments](#) for important information about making written submissions.

Examining Authority's Written Questions



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

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

Responses to ExQ1 must be provided by **Deadline 2** in the examination timetable.

If you require an editable Microsoft Word version of ExQ1, please contact the Case Team using the contact details at the top of this letter.

Other Procedural Decisions made by the Examining Authority

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

- Examination timetable.
- Examining Authority's Written Questions.
- Statements of Common Ground.
- Local Impact Reports.
- Changes to land interests.
- Additional submissions.
- The Guide to the Application (Navigation Document).
- Notification by Statutory Parties of their wish to be considered as an Interested Party.
- Accompanied site inspection

Format of examination events

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

Notification of hearings

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

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

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

We have made a procedural decision to hold the following hearings:

- Issue Specific Hearing (ISH1) on 2, 3 and 4 April 2025 (Blended event)
- Issue Specific Hearing (ISH2) on 8, 9 and 10 April 2025 (Blended event)

The examination timetable at **Annex A** to this letter details these hearings and also includes periods of time reserved for further hearings, if required. We will give reasonable notice to all interested parties of any further hearings scheduled as part of the examination in advance of them taking place. That notification will include a deadline for interested parties to inform the Planning Inspectorate if they wish to participate at the notified hearing(s).

Annex C provides details about what interested parties should include in a request to be heard at a hearing, and the procedure that will be followed at hearings.

You must register to speak by completing the [Event Participation Form](#) by **14 March 2025** if you intend to participate in either hearing. Please provide all the information requested in Annex C to this letter.

If you simply wish to observe any of the hearings, then you do not need to register. Please see Annex C for further information.

Accompanied Site Inspection

We have made a procedural decision to hold an accompanied site inspection on **1 April 2025**. Important information about the accompanied site inspection and attendance at the inspection is contained within **Annex B** to this letter.

Managing Examination correspondence

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

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

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

The [Have your say](#) webpage is available on the website for parties to submit written submissions at relevant deadlines during the examination. Further information about the webpage is provided at **Annex E** to this letter.

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

Your status in the examination

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

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

Awards of costs

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

Management of information

Information, including representations, submitted in respect of this examination (if accepted by the Examining Authority) and a record of any advice which has been provided by the Planning Inspectorate is published on the [project webpage](#). Further information in relation to the examination documents and library is provided at Annex D to this letter.

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

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

Yours faithfully

Wendy McKay

Lead Member of the Examining Authority

Annexes

- A** Examination timetable
- B** Other procedural decisions made by the Examining Authority
- C** Notice of hearings and requests to participate
- D** Examination documents
- E** Information about the 'Have your say' webpage

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

Examination Timetable

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

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

Ref.	Matters	Date
1.	<p>Procedural Deadline A</p> <p>Deadline for receipt by the ExA of:</p> <ul style="list-style-type: none"> • Written submissions on the examination procedure, including any submissions about the use of virtual methods • Register to attend the preliminary meeting and OFH1 in w/c 27 January 2025. • Requests to be heard at an open-floor hearing (OFH1) • Suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExA 	20 January 2025
2.	Preliminary Meeting (PM)	28 January 2025
3.	Open floor hearing (OFH1) (if requested)	29 January 2025
4.	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> • Examination timetable <p>Publication of:</p> <ul style="list-style-type: none"> • The ExA's Written Questions (ExQ1) 	As soon as practicable following the PM
5.	<p>Deadline 1</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on relevant representations (RR) • Summaries of all RR exceeding 1500 words • Written summaries of oral submissions made at the PM or hearings • Requests to be heard at notified hearings, see Annex E of the Rule 6 letter • Requests to be heard at any subsequent OFH to be held after OFH1 • Requests by affected persons (AP) (defined in section 59(4) of the Planning Act 2008) to be heard at a CAH 	18 February 2025

	<ul style="list-style-type: none"> • Notification by any statutory parties who have not submitted a RR of their wish to be considered as an interested party • Suggested locations for site inspections (accompanied or unaccompanied), including justification, for consideration by the ExA¹ • Responses to any further information requested by ExA for this deadline <p>From Local Authorities</p> <ul style="list-style-type: none"> • Local Impact Report (LIR) <p>From the applicant</p> <ul style="list-style-type: none"> • Suggested accompanied site inspection (ASI) itinerary <p>If changes have been made:</p> <ul style="list-style-type: none"> • Initial completed Land Rights Tracker with separate parts for both APs and statutory undertakers (SUs) • Initial Statements of Common Ground (SoCG) • Progress with Statements of Common Ground Document (PSoCG) • National Policy Statement (NPS) Accordance Table <p>If changes have been made:</p> <ul style="list-style-type: none"> • Updated Guide to the Application document tracker • Updated Book of Reference (BoR) • Updated Schedule of Changes to the BoR • Updated draft Development Consent Order (dDCO) • Updated Schedule of Changes to the dDCO • Updated Explanatory Memorandum (EM) • Updated legal agreements, if identified 	
<p>6.</p>	<p>Deadline 2</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Written representations (WR), including summaries of any WR exceeding 1500 words • Responses to ExQ1 • Comments on SoCGs and PSoCG • Comments on any other submissions received at the previous deadline • Responses to any further information requested by ExA <p>From the applicant</p> <p>If changes have been made:</p> <ul style="list-style-type: none"> • Updated Guide to the Application document tracker 	<p>4 March 2025</p>

^{1 1} When suggesting locations, please have regard to the places already visited by the ExA on any Unaccompanied Site Inspections (USIs) it undertakes. Suggestions must explain why the location needs to be visited, information about whether the location can be accessed or seen using public rights of way or publicly accessible land, and what access arrangements would need to be made.

	<ul style="list-style-type: none"> • Updated BoR • Updated Schedule of Changes to the BoR • Updated Land Rights Tracker • Updated Consents and Licences Statement • Updated dDCO • Updated Schedule of Changes to the dDCO • Updated EM • Updated NPS Accordance Table • Updated legal agreements, if identified 	
7.	<p>Deadline 3 For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on WR • Responses to comments on RR • Comments on responses to ExQ1 • Comments on any submissions received at the previous deadline • Responses to any further information requested by ExA 	18 March 2025
8.	Accompanied Site Inspection (ASI)	1 April 2025
9.	<p>Issue Specific Hearing 1 (ISH1) Onshore environmental effects to cover topics including:</p> <ul style="list-style-type: none"> • Landscape and visual impact and design • Historic heritage • Traffic and transportation • Noise and any other health impacts • Agriculture, ground conditions and soils • Flood risk, groundwater and surface water • Socio-economic effects • Cumulative effects • Co-ordination and alternatives 	2, 3 and 4 April 2025
10.	<p>Issue Specific Hearing 2 (ISH2) To cover topics including the following:</p> <ul style="list-style-type: none"> • dDCO • Onshore and offshore ecology • Commercial fisheries • Navigation and shipping • Offshore landscape, visual and seascape • Cumulative effects offshore 	8, 9 and 10 April 2025
11.	<p>Deadline 4 For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Responses to comments on WR and ExQ1 • Post hearing submissions including written summaries of oral submissions made at the hearings • Natural England's principal areas of disagreement summary statement (PADSS) update 	25 April 2025

	<ul style="list-style-type: none"> • Comments on any submissions received at the previous deadline • Responses to any further information requested by ExA <p>From the applicant If changes have been made:</p> <ul style="list-style-type: none"> • Updated Guide to the Application document tracker • Updated Land Rights Tracker • Updated Consents and Licences Statement • Updated dDCO • Updated Schedule of Changes to the dDCO • Updated EM • Updated SoCG and PSoCG • Updated NPS Accordance Table • Updated legal agreements, if identified 	
12.	<p>Publication by the ExA of:</p> <ul style="list-style-type: none"> • ExA's Second Written Questions (ExQ2), if required 	13 May 2025
13.	<p>Deadline 5</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Responses to ExQ2, if required • Comments on any submissions received at the previous deadline • Responses to any further information requested by the ExA for this deadline <p>From the applicant If changes have been made:</p> <ul style="list-style-type: none"> • Updated NPS compliance table • Updated Guide to the Application document tracker • Updated BoR • Updated Schedule of Changes to the BoR • Updated Land Rights Tracker • Updated SoR • Updated Consents and Licences Statement • Updated dDCO • Updated Schedule of Changes to the dDCO • Updated EM • Updated SoCG and PSoCG • Updated NPS Accordance Table • Updated legal agreements, if identified 	30 May 2025
14.	<p>Week reserved for hearings and ASI, if required</p> <ul style="list-style-type: none"> • Issue specific hearing(s) • Compulsory acquisition hearing(s) • Open floor hearing(s) • Further ASI 	Wc 16 June 2025

15.	<p>Deadline 6</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Post hearing submissions including written summaries of oral submissions made at the hearings • Further PADSS update from Natural England • Comments on any submissions received at the previous deadline • Responses to any further information requested by ExA <p>From the applicant</p> <p>If changes have been made:</p> <ul style="list-style-type: none"> • Updated Guide to the Application document tracker • Updated Land Rights Tracker • Updated Consents and Licences Statement • Updated dDCO • Updated Schedule of Changes to the dDCO • Updated EM • Updated SoCG and PSoCG • Updated NPS Accordance Table • Updated legal agreements, if identified 	24 June 2025
16.	<p>Publication by the ExA of:</p> <ul style="list-style-type: none"> • ExQ3, if required • ExA's commentary on, or schedule of changes to, the dDCO • Report on the Implications for European Sites (RIES) and any associated questions, if required 	1 July 2025
17.	<p>Deadline 7</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Responses to ExQ3, if required • Comments on the ExA's schedule of changes to the dDCO, if issued • Comments on any submissions received at the previous deadline • Responses to any further information requested by the ExA 	15 July 2025
18.	<p>Deadline 8</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Parties closing statements of final position including outstanding matters not resolved by end of examination. • Comments on any submissions received at the previous deadline • Comments on the RIES • Final PADSS update from Natural England in clean and tracked versions 	23 July 2025

	<ul style="list-style-type: none"> • Responses to any further information requested by ExA <p>From the applicant:</p> <ul style="list-style-type: none"> • Final Guide to the Application document tracker in clean and tracked versions • Final updated BoR • Final BoR and schedule of changes to BoR • Final Land Rights Tracker • Final Consents and Licences Statement • Final SoR • Final dDCO, in clean and tracked versions in both MS Word and PDF • Final draft DCO to be submitted in the SI template with the SI template validation report* • Final Schedule of Changes to the dDCO • Final EM • Final signed SoCGs including list of any matters not agreed • Final PSoCG • Final NPS Accordance Table in clean and tracked versions • Final signed and dated legal agreements, if any identified 	
19.	The ExA is under a duty to complete the examination of the application by the end of the period of six months	Monday 28 July 2025

* Applicant to provide the email notification from <https://publishing.legislation.gov.uk/validation> confirming the document has successfully passed validation, and the PDF version of the SI validation report obtained from the link in the notification email. The applicant should also provide a clean (all tracking removed) standalone MS Word version of the dDCO, with no header or cover page.

Submission times for deadlines

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

Publication dates

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

Report on the Implications for European Sites (RIES)

Where an applicant has provided a No Significant Effects Report or a Habitats Regulations Assessment (HRA) Report with the application, the ExA may decide to issue a RIES during the examination. The RIES is a factual account of the information and evidence provided to the ExA on HRA matters during the examination up to the date of the publication of the RIES, for the purposes of enabling the Secretary of State, as competent

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authority, to undertake its HRA. It is not the ExA's opinion on HRA matters. Comments on the RIES will be invited by the ExA and any received will be taken into account as part of the ExA's Recommendation to the Secretary of State. The ExA may also raise questions in the RIES to confirm or clarify matters that remain outstanding.

The Secretary of State may rely on the consultation on the RIES to meet its obligations under Regulation 63(3) of The Habitats Regulations 2017 and/or Regulation 28 of The Offshore Marine Regulations.

Other procedural decisions made by the Examining Authority (ExA)

We have made a number of procedural decisions following discussions at the preliminary meeting and our consideration of written submissions made at Procedural Deadline A:

1. Examination Timetable

We confirm that the deadlines proposed in the ExA's Procedural Decision letter [PD-005], relating to the documents listed below, are as set out in the final examination timetable in Annex A. This includes dates relating to:

- The preparation and submission of Local Impact Reports (LIR) by Local Planning Authorities – (Deadline 1 – 18 February 2025).
- The submission of updates to the Natural England (NE) Principal Areas of Disagreement Summary Statement (PADSS) – (Deadline 4 – 25 April 2025, with a further update at Deadline 6 – 24 June 2025 and a final update at Deadline 8 – 23 July 2025).
- The submission by the applicant of an initial completed Land Rights Tracker – (Deadline 1 – 18 February 2025).
- A collated National Policy Statement (NPS) Accordance Table (Deadline 1 – 18 February 2025).

We have also applied the following changes to the draft Examination Timetable at Annex D to the Rule 6 letter dated 10 December 2024:

- Deadline 4 – date changed from 22 April 2025 to 25 April 2025.
- Deadline 5 – date changed from 28 May 2025 to 30 May 2025.
- To hold ISH1 on 2, 3 and 4 April 2025.
- To hold ISH2 on 8, 9 and 10 April 2024.
- To change the requirement at various deadlines for the applicant to supply separate Land Rights Trackers for both APs and SUs to a requirement for the submission of a single Land Rights Tracker at those deadlines but with separate parts for APs and SUs.
- To remove the requirement for the applicant to provide updated Statements of Common Ground (SoCGs) and Progress with updated Statements of Common Ground (PSoCG) at Deadline 2.
- To remove from Deadline 2, comments on the applicant's suggested itinerary for an ASI.
- To add to Deadline 1, an opportunity to suggest locations for an ASI or USI.
- In addition to the above, minor wording and formatting changes have been made.

2. Examining Authority's Written Questions

Our [written questions \(ExQ1\)](#) have been published alongside this Rule 8 letter on 4 February 2025. Whilst most of our written questions are directed at specific parties, no other party should feel inhibited or restricted in responding to any question we ask, even if it is directed elsewhere.

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

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

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

3. Statements of Common Ground (SoCG)

The applicant is taking the lead in the preparation of SoCGs, and it will aid the smooth running of the examination if all interested parties who are participating in the preparation of SoCGs liaise and co-operate with the applicant in respect of their production. On 28 November 2024 we set out in our [Procedural Decision](#) [PD005] the SoCGs we request are submitted during the examination of this application. We require updated SoCGs at the deadlines specified in the examination timetable and final signed versions of the SoCGs are requested to be submitted by the **applicant** at **Deadline 8 (23 July 2025)**.

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

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

4. Local Impact Reports (LIR)

A LIR is a report in writing giving details of the likely impact of a proposed development on a local authority's area (or any part of that area). For more information about the importance and content of LIRs see the Planning Inspectorate's [Advice for local authorities](#). Local Authorities, defined in section 56A of the Planning Act 2008, are invited to submit LIRs by **Deadline 1 (18 February 2025)**.

5. Changes to land interests

When the applicant becomes aware that there has been a change in ownership, or a new interest, in relevant land the applicant is requested to make the relevant person aware that

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they can make a request to the ExA to become an interested party under section 102A of the PA2008 by emailing the Planning Inspectorate using the email address at the top of the accompanying letter. The examination timetable includes various deadlines for the submission of an updated book of reference and schedule of changes to the book of reference, which should include confirmation that relevant persons have been informed of their rights under section 102A.

6. Additional submissions

In addition to the documentation submitted by Procedural Deadline A we have exercised our discretion and made a procedural decision to accept additional submissions from the following:

- Applicant's submissions:
 - AS-040 - 1.3 Guide to the Application (Rev 2) Clean
 - AS-041 - 1.3 Guide to the Application (Rev 2) Tracked
 - AS-042 - 8.2 Applicant's Response to Procedural Decisions
 - AS-043 - 8.3 Applicant's Commentary on Land Rights Tracker Template
 - AS-044 - 8.4 Applicant's Land Rights Tracker Template
- Natural England's submission:
 - AS-045 - Response to the Procedural Decision Letter by the Examining Authority (ExA) Following Acceptance of the North Falls Offshore Wind Farm (EN010119) Application for Examination

The documents can be found on the [Planning Inspectorate website](#).

7. The Guide to the Application (Navigation Document)

The ExA requests that the applicant provides, at the deadlines specified in the Examination Timetable, an updated 'Guide to the Application' document which provides a list of the most up-to-date documents submitted, and with those documents which have been superseded in whole or in part clearly identified. A final version must be submitted at **Deadline 8 (23 July 2023)**. All examination documents submitted should include a version number and date.

8. Notification by statutory parties of their wish to be considered as an interested party

The ExA has made a procedural decision that, in order to facilitate a timely start to the examination, statutory parties should have decided whether they wish to be considered as an interested person and notified the Planning Inspectorate of their decision by **Deadline 1 (18 February 2025)**.

9. Accompanied site inspection

The ExA has made a procedural decision to hold an accompanied site inspection on **1 April 2025**. As requested in Annex F of our Rule 6 letter, suggestions for locations to be included in the accompanied site inspection were required to be submitted by Procedural Deadline A on 20 January 2025. The applicant is requested to prepare a draft itinerary for the ASI to be submitted by **Deadline 1 (18 February 2025)**. We have also provided

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another opportunity in the examination timetable for interested persons to submit suggested locations for site inspections both accompanied and unaccompanied by **Deadline 1 (18 February 2025)**. We will consider each suggested site location, including those included in the applicant's draft itinerary and proposed by interested persons at **Deadline 1**, to determine if it could be viewed from public land on an unaccompanied basis or if it is necessary to view it on an accompanied basis. We will also consider if it would be appropriate to make arrangements for access only to be provided to specific sites such that they could be inspected as part of an unaccompanied site inspection on an access required basis.

Notification of the date, time and place of meeting for the accompanied site inspection will be given together with our final itinerary on or before **25 February 2025**. That notification will also include a deadline for interested parties to inform the Planning Inspectorate if they wish to attend the accompanied site inspection together with details as to how that request to attend should be made.

Notification of hearings

Notice of hearings and requests to participate

The Examining Authority (ExA) provides notice of the following hearings:

Date	Hearing	Start time	Venue and Joining details
2 and 3 April 2025 4 April may be used if necessary	Issue Specific Hearing 1 (ISH1)	Registration and seating available at venue from: 9:30am Virtual Registration Process from: 9:30am Hearing starts: 10am	Wivenhoe House Hotel, Wivenhoe Park, Park Road, Colchester, CO4 3FA and By virtual means using Microsoft Teams Full instructions on how to join online or by telephone will be provided in advance to those who have pre-registered
8 and 9 April 2025 10 April may be used if necessary	Issue Specific Hearing 2 (ISH2)	Registration and seating available at venue from: 9:30am Virtual Registration Process from: 9:30am Hearing starts: 10am	As above
If any of the above hearings are no longer required then notification will be published as soon as practicable on the project webpage , providing reasonable notice to interested parties of the decision to cancel them.			

You must register by completing the [Event Participation Form](#) by **14 March 2025** if you intend to participate in any of the hearings and provide all the information requested (see below).

If you simply wish to observe the hearings, then you do not need to register as you will be able to either:

1. Attend the physical event to observe the proceedings;
2. watch a livestream of the event - a link to the livestream will be made available on the [project webpage](#) shortly before the event is scheduled to begin.

Alternatively, you can attend the physical hearing at the venue to observe the proceedings; however, to ensure there is adequate seating capacity at the venue we request that you register your attendance to **observe only** by **14 March 2025** using the [Event Participation Form](#).

Please note that it may not be possible to participate on the day if you have not registered your wish to speak by **14 March 2025**. Please note that by attending the event either in

person or online you are agreeing to be filmed for the purposes of the online livestream of the event and the recording of the event which will get published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the event. Please contact the case team to notify them if you prefer not to be filmed at the event. A transcript of the event will also be published on the [project webpage](#) after the event.

Arrangements for hearings

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

Requests to participate at hearings

Interested parties are required to notify the Examining Authority (ExA) in writing of their wish to take part in a compulsory acquisition hearing (CAH) or to be heard at any subsequent open floor hearing (OFH) to be held after OFH1 **on or before 18 February 2025 (Deadline 1)**.

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

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

The time, date and place of any confirmed hearing will be notified in writing to all interested parties, providing reasonable notice of the event.

Requests to participate should be made using an [Event Participation Form](#) which will be provided with the notification of the hearing.

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

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

We may also choose to hold other issue specific hearings (ISH) in addition to those specified above about topics that we think need to be explored orally. The decision to hold an ISH about a particular topic is not connected to how relevant or important we consider an issue or topic to be.

Hearing agendas

High-level agendas for these hearings will be published before the hearings on the [project webpage](#) to help inform your decision about whether to register to participate.

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

Procedure at hearings

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

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

Hearing livestream and recording

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

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

Examination Documents

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

How to stay up to date

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

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

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

The Examination Library

For ease of navigation, please refer to the [Examination Library](#) (EL) which is accessible through the link in the Documents page. The EL is updated regularly throughout the examination.

The EL records and provides a hyperlink to:

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

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

Information about the 'Have your say' page

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

You will need to enter your unique reference number ('Your ref' found at the top your postcard or email from the Planning Inspectorate) beginning either 2005 or NFOW-AFP, NFOW-S5, NFOW-SO. If you are making a submission on behalf of another person or organisation, and do not have your own unique reference number, then you should enter the unique reference number of the person or organisation you are representing. If you are not a registered interested party then it is at the discretion of the Examining Authority whether or not your submission is accepted.

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

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

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

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

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