



The Planning Inspectorate

National Infrastructure
Planning
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All Interested Parties, Statutory Parties and
any Other Person invited to the Preliminary
Meeting

Your Ref:

Our Ref: EN010128

Date: 07 October 2024

Dear Sir/ Madam

Planning Act 2008 – Section 88 and 89 and The Infrastructure Planning (Examination Procedure) Rules 2010 – Rules 6, 9, 10 and 13

Application by Cory Environmental Holdings Limited (CEHL) for an Order Granting Development Consent for the Cory Decarbonisation project

Appointment of the Examining Authority and invitation to the Preliminary Meeting and Notification of Hearings.

Following my appointment by the Secretary of State as the Examining Authority (ExA) to carry out an Examination of the above application I am writing to introduce myself. My name is Geoff Underwood. A copy of the appointment notice can be viewed under the [Documents tab](#) on the project webpage of the National Infrastructure Planning website ([Cory Decarbonisation Project - Project information \(planninginspectorate.gov.uk\)](https://planninginspectorate.gov.uk/cory-decarbonisation-project)).

I would like to thank those of you who submitted Relevant Representations. These representations have assisted me when considering how I will examine this application.

Invitation to the Preliminary Meeting

As a recipient of this letter, you are invited to the Preliminary Meeting to discuss **the procedure** for the Examination of the above application.



BLENDED PM

Date	Start time	Venue and joining details
5 November 2024	Registration and seating available at venue from: 9.15am Virtual Registration Process from: 9.30am Preliminary Meeting starts: 10.00	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ 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

You must register by completing the [Event Participation Form](#) by 22 October 2024 if you intend to participate in the Preliminary Meeting and provide all the information requested (see below).

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

1. 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; and/or
2. watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event 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 **22 October 2024** 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 **22 October 2024**.

Purpose of the Preliminary Meeting

The purpose of the Preliminary Meeting is to enable views to be put to me about how the application should be examined. The ExA will therefore limit the scope of the Preliminary Meeting to consideration of **how the application will be examined**. See **Annex B** to this letter and 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 Preliminary Meeting is **not** an opportunity for you to give your views about what you like or don't like about the application. The merits or disadvantages of the application will only be considered once the Examination starts, which is after the Preliminary Meeting has



closed. All relevant and important matters will be taken into account when I make a recommendation to the Secretary of State for Energy Security and Net Zero, who will take the final decision in this case.

The agenda for the meeting is at **Annex A** to this letter. This has been set following my Initial Assessment of Principal Issues arising from my reading of the application documents and the Relevant Representations received. The Initial Assessment of Principal Issues is set out in **Annex C** to this letter.

Written submissions about how the application should be examined.

The Planning Act 2008 establishes a principally written process for the Examination of applications for Development Consent Orders and **representations made in writing carry equal weight to oral representations at all stages of the process.**

I am now requesting written submissions from recipients of this letter about how the application should be examined. I particularly wish to hear from you if:

- You consider changes need to be made to the draft Examination Timetable set out at **Annex D** to this letter; and/ or
- you wish to comment about the arrangements for future Examination hearings, including the use of virtual methods.

You are invited to make a written submission about how the application is to be examined by **Procedural Deadline A (22 October 2024)** (see **Annex D** to this letter).

We request that all submissions are made using the '[Have Your Say](#)' section of the [project webpage](#) on or before Procedural Deadline A. Annex H to this letter provides further information about using 'Have Your Say'.

Requests to participate at the Preliminary Meeting

Please note that **you are not required to attend, or make written submissions to, the Preliminary Meeting in order to participate in the Examination.** If you are an Interested Party you can make a Written Representation and comment on the Written Representations made by other Interested Parties during the Examination. You will also be able to participate in any hearings that are arranged.

If you wish to participate at the Preliminary Meeting you are required to notify the ExA in writing on or before **22 October 2024** (see **Procedural Deadline A**).

Any request to participate in the Preliminary Meeting **must include** the following information:

- Name and unique reference number (found at the top of your 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; and
- the agenda item on which you wish to speak and a list of the points you wish to make.

Requests to participate should be made using the [Event Participation Form](#) on or before **Procedural Deadline A** at 23:59 on 22 October 2024.

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 Preliminary Meeting, either virtually or in person.

Format of Examination Events – Preliminary Meeting and Hearings

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

Both blended (part in-person and part virtual) and fully virtual events form part of the Planning Inspectorate’s operating model. I remain flexible and will confirm the format of any hearings to be held during the Examination Stage when I provide formal notification of each hearing at least 21 days in advance of it taking place.

I am providing formal notification that the **Preliminary Meeting will be a blended event and that the Open Floor, Compulsory Acquisition and Issue Specific Hearings referred to in Annex E to this letter will also be blended events.**

After the Preliminary Meeting

After the Preliminary Meeting I will issue a letter (known as the Rule 8 letter) setting out the finalised Examination Timetable. A note of the meeting will also be published on the [project webpage](#).

Notification of initial hearings

I have made a Procedural Decision to hold the following initial hearings:

- Open Floor Hearing (OFH) on 5 November 2024 at 2.00pm (Blended event)
- Issue Specific Hearing 1 (ISH1) on 6 November 2024 at 10.00am (Blended event)
- Compulsory Acquisition Hearing 1 (CAH1) on 7 November 2024 at 10.00am (Blended event)

Requests to participate actively in the OFH, ISH1 and/ or CAH1 must be made using the [Event Participation Form](#) on or before **Procedural Deadline A** at 23:59 on 22 October 2024.



Important information about these hearings is contained in **Annex E** to this letter, including what details need to be provided with a request to be heard at a hearing and the procedure that will be followed.

Other Procedural Decisions made by the Examining Authority

I have made some further Procedural Decisions which are set out in detail at **Annex F** to this letter. They are summarised as follows:

- Statements of Common Ground.
- Request for suggested locations for an Accompanied Site Inspection.
- Acceptance of Additional Submissions into the Examination.
- Use of artificial intelligence (AI) as part of the examination.
- Completion and updating of a Land Rights Tracker.
- Completion and updating of an Examination Progress Tracker.
- Completion and updating of Policy Tracker.
- Notification by Statutory Parties or Local Authorities of their wish to be considered as an Interested Party.
- Deadline for the Submission of Comments on Relevant Representations.
- Deadline for the Submission of Written Representations.
- Request for Local Impact Reports.
- Completion and updating of Application Guide (Application Document Tracker).
- Schedule of changes to the draft Development Consent Order
- Regular updates to documents during the Examination.
- Visuals for Hearings.
- Closing Submissions.

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 they can make a request to the ExA to become an Interested Party under section 102A of the PA2008 by emailing corydc@planninginspectorate.gov.uk. 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.

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 but are able 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](#).

A '[Have Your Say](#)' page is available on the website which provides a portal through which parties should make written submissions at relevant deadlines during the Examination. Further information about the 'Have Your Say' portal is provided at **Annex H** 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](#).

Examination Documents can also be viewed electronically at the locations listed in **Annex G** to this letter.

Please note that 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](#).

I look forward to working with all parties in the Examination of this application.



Yours faithfully

Geoff Underwood

Examining Authority

Annexes

- A** Agenda for the Preliminary Meeting
- B** Introduction to the Preliminary Meeting
- C** Initial Assessment of Principal Issues
- D** Draft Examination Timetable
- E** Notification of initial hearings and agendas
- F** Other Procedural Decisions made by the Examining Authority
- G** Availability of Examination Documents
- H** Information about the Have your say tab

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

Agenda for the Preliminary Meeting

You must register by completing the [Event Participation Form](#) by 23:59 on 22 October 2024 if you intend to participate in the Preliminary Meeting and provide all the information requested (see below).

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

1. 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; and/or
2. watch the recording of the event which will be published on the project webpage shortly after the event has finished.

Alternatively, you can attend the physical event 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 **22 October 2024** 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 **22 October 2024**.

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 be published on the [project webpage](#). A limited number of seats will be available for observers who wish not to be filmed at the venue. 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 page of our website after the event.

The Hearings will be blended events which means you are able to attend in person or online.

Date:	Tuesday 5 November 2024
Meeting start time:	10.00am
Venue:	Blended event at Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ and by virtual means using Microsoft Teams Full instructions on how to join online or by phone will be provided in advance to those who have pre-registered.
Parking:	The venue has a multi-story car park located behind the hotel. The parking charge is £1/hour or £9 daily.
Attendees:	Invited parties who have pre-registered

Agenda for the Preliminary Meeting	
09.15am	Registration and seating available at venue for in-person attendees
09.30am	<p>Virtual Registration Process</p> <p>Please arrive at 09.30am to enter the virtual lobby. From here you will be admitted to the virtual meeting by the Case Team, greeted and given further instructions.</p>
10.00am	<p>Preliminary Meeting</p> <p>The Preliminary Meeting will formally open at 10.00am. The Examining Authority will join, welcome participants and lead introductions.</p>
Item 1	The Examining Authority's remarks about the Examination process
Item 2	Procedural Decisions taken by the ExA – Annex F to this letter.
Item 3	Initial Assessment of Principal Issues – Annex C to this letter
Item 4	Draft Examination Timetable – Annex D to this letter
Item 5	Any remaining questions or submissions regarding procedural matters not set out in the agenda that have been submitted to the Planning Inspectorate in writing by Procedural Deadline A (Tuesday 22 October 2024)
Item 6	Any other matters
Item 7	
Close of the Preliminary Meeting	

If you are participating using Microsoft Teams, please join the virtual lobby promptly using the instructions that will be sent to you. The event will start at **10.00am** irrespective of any late arrivals, for whom access may not be possible.

It may take some time to admit participants from the virtual lobby, your patience whilst you are waiting is appreciated.

The agenda for the Preliminary Meeting is subject to change at the discretion of the Examining Authority (ExA), although in making changes the ExA will be mindful of the need to provide opportunities for fair involvement to all Invited Parties.

Any request to participate in the Preliminary Meeting **must include** the following information and be made on the [Event Participation Form](#):

- Name and unique reference number (found at the top your letter or email from the Planning Inspectorate);
- email address (if available) and contact telephone number;

Annex A

- 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; and
- the agenda item on which you wish to speak and a list of the points you wish to make.

Introduction to the Preliminary Meeting

Background

The Preliminary Meeting (PM) will be a blended event with some participants attending in person and some taking part virtually using Microsoft Teams.

The Examining Authority (ExA) is conscious of videoconferencing fatigue and will aim to keep the proceedings focused and as efficient as possible. This annex provides advance access to information that would usually be included in the ExA's introductory remarks. Please read this carefully. The ExA will only present a summary of the key points set out here to ensure that the time available for participants to speak is maximised.

The Examining Authority and the Case Team

The ExA will introduce themselves at the start of the PM.

The ExA will be supported by the Planning Inspectorate Case Team. During the Registration Process a member of the Case Team will welcome and admit participants from the virtual lobby, and will be available to answer questions by email before and after the PM. The contact email address is:

CoryDP@planninginspectorate.gov.uk.

The purpose of the Preliminary Meeting

The PM is being held to discuss the arrangements for the Examination of the application for a Development Consent Order (DCO) for the Cory Decarbonisation Project, which is a Nationally Significant Infrastructure Project (NSIP), and which will generally be referred to in the PM and Examination as the 'Proposed Development'. The application has been made by Cory Environmental Holdings Ltd (CEHL), which will be referred to as 'the Applicant'.

You will find information about the application and, in due course, documents produced for the Examination on the [project webpage](#) of the National Infrastructure Planning website. The project webpage has links to the Examination Timetable, Relevant Representations and Examination documents and Examination procedure.

You are encouraged to look at the [project webpage](#) if you have not already done so, because it will be used to communicate with you and to provide access to documents throughout the Examination.

The main purpose of the PM is to discuss the arrangements for the Examination of the application. It focuses on the process only, and it will not be looking at the substance of the proposals. Questions, discussions and representations about the merits or disadvantages of the Proposed Development are for the Examination itself which will begin after the close of the PM.

The PM will be your opportunity to influence the process that the ExA intends to follow. The agenda for the PM is attached to this Rule 6 letter at **Annex A**. It is

important to have the letter and the agenda in front of you and to refer to them during the course of the PM. You may wish to print these in advance of the PM for reference.

Government guidance and policy

The application is a NSIP under the Planning Act 2008 (PA2008) as a consequence of a Direction Letter on behalf of the (then) Secretary of State (SoS) for Business, Energy and Industrial Strategy made under Section (s) 35(1) of the PA2008 on 6 October 2022 and confirmed on 28 February 2024 (see the Applicant's Planning Statement [[APP-040](#)] at Appendices A and B). The Direction Letter includes a determination on behalf of the SoS that the 'Cory Decarbonisation Project' be treated as development of national significance for which development consent is required under s35(1) and s35ZA(11) of the PA2008. The Direction Letter defined the following elements as constituting the 'Proposed Project' for the purposes of the SoS's direction:

A Carbon Capture and Storage Project:

- Carbon Capture Equipment including:
 - Heat Exchange Plant and associated cooling facilities;
 - Chemical Regenerator Plant;
 - Chemical Absorber Plant; and
 - Carbon Processing and Conditioning Plant;
- Carbon storage facilities; and ...
- the delivery of "associated development" (within the meaning of section 115(1)(b) of the Planning Act including, but not limited to, jetty facilities, dredging, ... temporary working sites, temporary and permanent utilities and highway diversions and environmental mitigation; and
- ancillary matters

The SoS's Direction Letter also set out that the SoS is satisfied that:

- The Proposed Project is in the field of energy and development and will be wholly within England;
- The Proposed Project does not currently fall within the existing definition of a "nationally significant infrastructure project" and therefore it is appropriate to consider use of the power in section 35(1) of the PA2008; and
- The Applicant's request constitutes a "qualifying request" in accordance with section 35ZA(11) of the PA2008.

The SoS's Direction Letter directed that the Proposed Project is to be treated as development for which development consent is required. The Direction Letter further directs in accordance with sections 35ZA(3)(b) and (5) of the PA2008 that an application for a consent or authorisation mentioned in section 33(1) or (2) of the PA2008 or similar to that described in the Applicant's request to the SoS for a Direction for the Proposed Project is to be treated as a proposed application for which development consent is required.

The ExA will consider the Proposed Development in accordance with the Overarching National Policy Statement (NPS) for Energy (EN-1) (November 2023)

and any other applicable policy or considerations the ExA deem to be important and relevant. The PA2008 makes it clear that, in making a decision, the relevant SoS “*must decide the application in accordance with any relevant NPS*” (s104(3)), subject to certain provisos. Essentially, the provisos are that the application must not breach legal or treaty obligations, and that any adverse impact of the Proposed Development would not outweigh its benefits.

The SoS is entitled to disregard any representations that relate to the merits of the designated NPS. In practice, this means that the ExA will not spend time examining representations that challenge policy set out in NPSs, or the validity of NPSs themselves. The focus will be on the merits or disadvantages of the Proposed Development, tested to the appropriate extent using the tests set out in relevant designated NPSs that are in force.

Other important and relevant planning policies that the ExA may consider include policies in the relevant local authorities’ development plans. However, if these conflict with policy in a NPS, then the NPS will take precedence.

In summary, the PM will establish the procedures and timetable for the Examination of the Proposed Development. It will set a framework for the ExA to enable the SoS to consider and decide the application. In doing so, the ExA will have regard to:

- The positions and representations of all Interested Parties (IPs);
- any Local Impact Reports (LIR) prepared and provided by relevant local authorities;
- other prescribed matters; and
- any other matters that appear to be both relevant and important to the relevant SoS’s decision.

Preliminary Meeting invitees

The Applicant is invited to the PM and is generally given the opportunity to reply to any representations made.

Everyone who has made a valid Relevant Representation has been registered as an Interested Party (IP) and has been invited to the PM. All IPs are entitled to involvement in the Examination.

Each person or organisation with an interest in land or rights that are affected by a Compulsory Acquisition request in this application is an Affected Person (AP) and has been invited to the PM. In addition to a general entitlement to involvement in the Examination, APs have a right to be heard in relation to any objection about the effects of Compulsory Acquisition on their interests in land, and a right to be notified of any Compulsory Acquisition Hearing. All APs are IPs, whether or not they have made a valid Relevant Representation.

Certain bodies are Statutory Parties and they have been invited to the PM. Statutory Parties can elect to become IPs without having made a valid Relevant Representation by notifying the ExA in writing.

The ExA has the power to involve people who are not IPs in the Examination as though they are IPs, including by inviting them to the PM. However, this is only done in exceptional circumstances, for example if it was clear that the application would materially affect a person, they are not automatically an IP or eligible to elect to become an IP and they had been unable to take the necessary action to register as an IP.

However, the ExA does not consider it necessary to invite any Other Persons to the PM at this time.

Conduct of the Preliminary Meeting

The ExA estimates that the PM will take around three hours to complete.

During the PM participants may have to make allowances and be patient if there are delays associated with the technology used. In recognition of the fatigue associated with on-screen communication, the ExA will provide breaks during the PM as appropriate.

A digital recording of the PM will be made available on the project webpage as soon as practicable following the close of the PM. The recording allows any member of the public who is interested in the application and the Examination to find out what has been discussed at the PM. The making and publication of these recordings are a means by which the ExA meets the legal requirement to hold the PM (and any other hearings) in public. In this regard, **anyone speaking at the PM will need to introduce themselves each time they speak**, to ensure that someone listening to the recording after the event is clear who was speaking. A written note of the PM will be produced and published as soon as practicable following the close of the PM.

As the recordings are retained and published, they form a public record that can contain personal information to which the UK General Data Protection Regulation (UK GDPR) applies. Participants must do their best to avoid providing any information which should otherwise be kept private and confidential. If there is a need to refer to such information, it should be in written form. Although this will also be published, personal and private content can be redacted or removed before it is made publicly available. Any person who is unclear on this point should ask the Case Team for guidance before they place personal and private information into the public domain.

The Planning Inspectorate's practice is to publish the recordings and retain them for a period of five years from the SoS's decision on the DCO. If you actively participate in the PM, it is important that you understand that you will be recorded and that the recording will be made available in the public domain. Please see our [Privacy Notice](#) for more information about how we handle your data.

Following the ExA's introductions, each participant who has been registered to speak will be asked to introduce themselves, including any organisations or groups that they represent. The ExA will then conduct the meeting in accordance with the agenda. If you prefer not to have your image recorded, you can switch off your camera at any point.

The Examination process

The Examination of NSIPs follows different processes to those, for example, of a Public Inquiry into a planning appeal following the refusal of planning permission. The main differences are that the Examination of NSIPs is primarily a written process and hearings take on an inquisitorial approach as opposed to an adversarial one.

This means that the ExA will probe, test and assess the evidence primarily using written questions. While some hearings are held to provide supplementary evidence, questions to the Applicant or to witnesses will come from the ExA. Questioning or cross-examination of witnesses by other parties will not generally be allowed.

In terms of opportunities to provide evidence in writing, the draft Examination Timetable makes provision for the following written processes:

- Local authorities can submit Local Impact Reports (LIRs) if they wish. Whilst these are voluntary, the PA2008 provides that if they are provided, they must be considered by the SoS in reaching a decision. Consequently, LIRs are a very important method for local authorities to communicate issues of concern to the ExA, the SoS and their residents.
- IPs can make Written Representations (WRs) and comment on WRs made by other parties.
- IPs can respond to the ExA's written questions (ExQs) and comment on responses to these written questions provided by others.
- IPs may be asked to contribute to the making of Statements of Common Ground (SoCG) if it appears that there are matters on which they and the Applicant agree, and if it would be useful for this to be clarified. SoCGs most usefully extend to catalogue matters that are not agreed or are outstanding.

The draft Examination Timetable in **Annex D** includes a series of numbered Deadlines for receipt of written submissions. Timely submissions received by the relevant Deadline and that address its purpose will be accepted. **Documents received after the relevant Deadline are only accepted at the discretion of the ExA and may not be accepted to ensure fairness to all parties.** Circumstances where documents are submitted late without good reason, causing inconvenience or delay to other parties, can amount to unreasonable behaviour.

These written processes will be the principal means used by the ExA to gather information, evidence and views about the application. However, the Examination will only be effective if all parties resolve to give timely, full, frank, clear and evidenced answers to every question that is relevant to their interests and to engage fully with any other related processes such as the completion of WRs and SoCGs.

There is no merit in withholding or delaying information, or in failing to co-operate, and should it occur, any unreasonable behaviour that caused another party to incur wasted expenditure could lead to an award of costs against the offending party.

The ExA has discretion to make amendments to the Examination Timetable for the wider benefit of the Examination. If possible, events will be arranged for times when all relevant parties are available, but the ExA is under a duty to complete the Examination by the end of the six-month period beginning with the day after the close of the PM. This requirement is set by legislation, and while the ExA will try to rearrange event dates to accommodate all relevant parties, in practice there will be limited scope to alter dates set out in the draft Examination Timetable.

The statutory time limit for the Examination means that where there are matters that still need to be discussed and agreed between the Applicant and IPs, it will be very helpful to the ExA if these could be progressed as early as possible.

Hearings

The draft Examination Timetable includes provision for hearings, at which the ExA takes oral evidence from the various parties.

Any registered IP may request an **Open Floor Hearing (OFH)** to make oral representations about the application if they believe this to be preferable to relying on their written representation, though both carry equal weight. In anticipation of such requests the ExA has arranged an OFH following the PM. Oral submissions should be based on representations previously made in writing, but they should not simply repeat matters previously covered in the written submission. Rather, they should focus on specific detail and explanation to help inform the ExA. There should be no new or unexpected material in oral representations. A written summary note with any supporting evidence or references will be requested of each speaker following the hearing.

As with all Examination events, OFHs are subject to the powers of control of the ExA, as set out in the PA2008 and supporting legislation. Participants must register in advance by the Deadline shown in the Examination Timetable and in accordance with the instructions. It is common practice for the ExA to set a time limit for each speaker and speakers with common points are asked to come together to nominate a spokesperson or representative speakers to cover specific topics, so as to avoid repetition. Speakers representing public authorities, community and membership organisations or multiple IPs are normally provided with an additional time allowance, recognising their representative role.

The Applicant's draft DCO provides for the Compulsory Acquisition of land and rights, and the Temporary Possession of land. Affected Persons (i.e. those whose land or rights over land are affected) have a right to request and be heard at a **Compulsory Acquisition Hearing (CAH)**. If one or more APs request to be heard, then a CAH must be held. Provisional dates for CAHs are included in the draft Examination Timetable along with Deadlines by which requests to be heard must be submitted.

The ExA has the discretion to hold **Issue Specific Hearings** (ISHs) if it would aid in the Examination and there is a specific reason this would be more helpful than reliance on written evidence only. The lack of an ISH on one or more topics does not suggest that that topic is less important than others which are subject to a hearing. Rather, it is an indication that the ExA is satisfied that the issues can be fully considered through written submissions and responses to its written questions and that each party has had a fair opportunity to put its case.

The draft Examination Timetable includes a number of dates reserved for ISHs and IPs may make suggestions for topics to be discussed at an ISH in their written or oral representations to the PM.

It may be necessary for the ExA to hold more than one ISH on the draft DCO. This is normal practice, and they are held on a without prejudice basis. Parties can suggest modifications and amendments to the draft DCO provided by the Applicant with the application, without prejudicing their overall position on the application.

Holding such hearings does not imply that the ExA has reached any judgements on the merits of the application. Whatever the ultimate recommendation is, the ExA must make sure that the draft DCO is fit for purpose if the SoS decides to grant consent, as any consent will be subject to Requirements (ie conditions) set out in the DCO.

At hearings it will not normally be necessary for parties to make long and detailed submissions that require (for example) PowerPoint presentations. Any supporting detail/information can be provided in writing following the event by the relevant Deadline.

The draft Examination Timetable includes a Deadline (**26 November 2024**) for participants to notify the ExA that they wish to speak at a CAH.

Site inspections

As part of the Examination process the ExA will undertake site inspections. These can be either unaccompanied or accompanied.

The purpose of these is for the ExA to see features of the proposals within the context of the evidence put forward. Notes of Unaccompanied Site Inspections (USIs) are published on the [project webpage](#). This includes the note of the USI already undertaken by the ExA on 18 September 2024 [[EV2-001](#)].

Accompanied Site Inspections (ASI) will only be necessary to view land to which there is no public right of access, or with no clear view from nearby locations with open public access. However, the ExA anticipates that an ASI will be necessary for the reasons set out in Annex F. The purpose of ASIs is familiarisation only and no discussion of the merits of the Proposed Development will be entertained during an ASI.

The ExA may decide to hold further USIs to relevant nominated locations, supported by the submission of additional written, photographic, video or even drone material if

this would be preferable to not visiting sites or holding ASIs in circumstances which could make them difficult and unduly time-consuming to conduct (for example if public health restrictions are in place). The ExA may 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 a USI on an access required basis (ARSI)

The draft Examination Timetable includes a Deadline for IPs to make submissions suggesting sites and locations that the ExA should visit. These will be used to inform further USIs/ARSIs as well as possible ASIs.

Initial Assessment of Principal Issues

This is the Initial Assessment of Principal Issues prepared as required under section 88(1) of the Planning Act 2008 (PA2008). It has been prepared by the Examining Authority (ExA) following its reading of:

- the application documents, including the Applicant's Potential Main Issues for the Examination document;
- the Relevant Representations received in respect of the application; and
- its consideration of any other important and relevant matters.

This initial assessment has guided the ExA in forming a provisional view as to how the application is to be examined. It is not a comprehensive or exclusive list of the issues that will be subject to examination and inevitably some issues will overlap or interrelate. The ExA will have regard to all important and relevant matters during the Examination and when it writes its Recommendation Report to the Secretary of State for Energy Security and Net Zero after the Examination has concluded.

The order of the issues listed is alphabetic and does not imply any order of prioritisation or importance.

The policy and consenting requirements and documents associated with the PA2008 are an integral part of the Examination and are therefore not listed as main issues.

It should also be noted that whilst the effects of the proposal in relation to human rights and equalities duties are not listed as main issues, the ExA will conduct all aspects of the Examination with these in mind.

1. Air quality

- Effects of construction, operation and decommissioning of the Proposed Development, including any changes to traffic movements, on air quality including on human health and ecological receptors.
- The appropriateness of any proposed mitigation and extent to which such mitigation should be controlled and secured through the Development Consent Order (DCO).

2. Alternative locations and layouts considered for the proposed scheme and scope of development

- Parameters, limitations and methodology for site search.
- Alternative sites.
- Alternative layouts for the Proposed Development.
- Development scenarios and 'Rochdale Envelope'.
- Applicable options and any likely refinement of options.

3. Biodiversity

- Temporary and permanent effects on species and habitats, with particular reference to European and other protected sites and species in the terrestrial and aquatic environment, and including Crossness

Local Nature Reserve and Erith Marshes Site of Importance for Nature Conservation (SINC).

- Habitats Regulations Assessment.
- Outline Landscape, Biodiversity, Access and Recreation Delivery Strategy (LaBARDS).
- Biodiversity Net Gain (BNG), including Proposed Offsite BNG Opportunity Area.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

4. Climate Change

- The effect of the construction, operation and decommissioning of the Proposed Development on climate change.
- The overall change in greenhouse gas emissions which may arise from the construction and operation of the Proposed Development.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

5. Compulsory Acquisition and Temporary Possession

- The need for and the amount of land, rights and powers proposed to be subject to Compulsory Acquisition/ and or Temporary Possession.
- Whether there is a compelling case in the public interest for the compulsory acquisition of the land, rights and powers sought and justify interference with Human Rights and would accord with the Equality Act 2010.
- Whether all reasonable alternatives to compulsory acquisition and temporary possession have been fully explored.
- The position and/ or effects of Statutory Undertakers and Protective Provisions and whether the tests of s127(2), (3), (5) and (6) and s138(4) of the PA2008 are satisfied.
- The adequacy and security of funding for compensation.
- Whether the proposals meet the requirements of PA2008 in all other respects.

6. Cultural Heritage

- Effects on non-designated heritage assets within the site, including the existing Belvedere Power Station Jetty.
- Effects on archaeology on and adjacent to the site.
- Effects on significance, including any significance derived from settings, of other designated and non-designated heritage assets.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

7. Cumulative effects

- The approach to assessment of cumulative and combined effects.
- The relationship with, and implications for, any existing and proposed neighbouring uses or infrastructure, and any other proposed major projects.

8. Draft Development Consent Order (dDCO)

- The appropriateness of the Applicant's dDCO.
- Articles and Schedules within the dDCO, including Requirements and Protective Provisions.

9. Flood Risk and Hydrology

- Effects on vulnerability of development to any flood risk.
- Effects of Proposed Development on existing drainage network and floodplain and flood storage, including the requirement for a development platform, and consequential effects offsite.
- Approach taken to model the impacts of a breach of the Thames tidal flood defences (breach modelling).
- Strategy for discharging process wastewater, surface water and stormwater.
- Water Framework Directive assessment methodology and conclusions.
- Effects of any mitigation proposed.
- Adequacy of mitigation, any proposed compensation, monitoring and management and how any such measures are to be secured in the DCO.

10. Geology, hydrogeology, soils, materials and waste

- Effects of any risks of, or from, contamination.
- Effects of material import required for the development platform.
- Approach to waste arising from construction, operation and decommissioning.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

11. Land transport and public rights of way

- The effect of the construction, operation and decommissioning of Proposed Development on traffic flows, delays, volumes and circulation in both the local and wider context, including any implications of Abnormal Indivisible Loads.
- The effect of the construction, operation and decommissioning of Proposed Development on road safety, cyclists and pedestrian amenity.
- The effect of the construction, operation and decommissioning of Proposed Development on public rights of way.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

12. Major accidents and disasters

- Vulnerability to, and implications of, major accident and disaster risks.
- The Control of Major Accident Hazards (COMAH) Designation and impacts on COMAH sites located in the vicinity of the Proposed Development.
- Potential effects on the safety and monitoring of surrounding sites.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

13. Metropolitan Open Land

- Whether or not the development would be inappropriate development in Metropolitan Open Land, having regard to the National Policy Statement EN-1 (NPS), National Planning Policy Framework and any relevant development plan policies.
- The effect the development would have on Metropolitan Open Land openness.
- If it would be inappropriate development, whether any harm by reason of inappropriateness, and any other harm, would be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal, having regard to the NPS.

14. Navigation on the River Thames and marine transport

- Effects of Proposed Jetty and associated development.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

15. Noise and vibration

- Effects during construction.
- Effects during operation.
- Adequacy of mitigation, monitoring and management and how any such measures are to be secured in the DCO.

16. Planning Obligations

- Whether the Planning Obligation meets the statutory and policy tests.
- Implications for land covered by any existing planning obligations secured in respect of separate developments.

17. Social and economic effects

- Effects on economy, including employment.
- Effects on existing businesses in the vicinity.
- Social effects including on recreation, tourism and enjoyment of the natural environment, including Outline LaBARDS.

18. Townscape and Visual Impact

- Effects on character and appearance of the area.
- Implications of Design Principles and Design Code [APP-047] and Design Approach Document [APP-044, APP-045 & APP-046].
- The extent to which the design of permanent structures should be controlled and secured through the DCO.
- Adequacy of mitigation and how any such measures are to be secured in the DCO.
- Outline LaBARDS.
- Effects of mitigation.
- Landscaping proposals.

Draft 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.

Item	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 • Notification to be heard orally at the Preliminary Meeting • Notification by Interested Parties to be heard orally at the Open Floor Hearing (OFH) • Notification of a wish to attend Issue Specific Hearing (ISH1) • Notification of a request to be heard by Affected Persons at Compulsory Acquisition Hearing 1 (CAH1) • Responses to Relevant Representations (RR) • Initial Statements of Common Ground (SOCG) and Statement of Commonality (see Annex F) • Land Rights Tracker 	<p>Tuesday 22 October 2024</p>
2.	Preliminary Meeting	<p>Tuesday 5 November 2024 10.00am</p>
3.	Open Floor Hearing (OFH)	<p>Tuesday 5 November 2024 2.00pm</p>
4.	Issue Specific Hearing 1 (ISH1)	<p>Wednesday 6 November 2024</p>

	Scope of the proposed development, alternatives, and environmental effects	10:00am
5.	Compulsory Acquisition Hearing 1 (CAH1)	Thursday 7 November 2024 10.00am
6.	Issue by the ExA of: Examination Timetable	As soon as practicable after the Preliminary Meeting
7.	<p>Deadline 1</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Post hearing submissions, including written summaries of oral submissions at OFH, ISH1 and CAH1, and any information requested by the ExA at the OFH and ISH1 • Applicant's draft itinerary for an accompanied site inspection (ASI) and suggestions for any unaccompanied site inspection (USI) (if required) • Notification to be heard at any additional Compulsory Acquisition Hearing (CAH2) Requests by Affected Persons (defined in section 59(4) of the Planning Act 2008) to be heard at a Compulsory Acquisition Hearing (CAH) • Notification by Interested Parties to be heard orally at an Open Floor Hearing (OFH) • Local Impact Reports (LIR) from Local Authorities • Notification by Statutory Parties or Local Authorities of their wish to be considered as an Interested Party • Land Rights Tracker • Examination Tracker • Policy Tracker (if required) • Written Representations (WRs) including summaries if exceeding 1500 words 	Tuesday 26 November 2024

	<ul style="list-style-type: none"> • SoCG and statement of Commonality (if not provided at the Pre-Examination Procedural Deadline A) • Responses to RRs (if not provided at the Pre-Examination Procedural Deadline A) • SoCG and Statement of Commonality • Updated Book of Reference (BoR) and Schedule of Changes to the BoR, in clean and tracked versions (if required) • An updated dDCO in clean, tracked and Word versions (if required) • An updated Schedule of Changes to the dDCO (if required) • An updated Application Guide (Application Document Tracker) (if required) in clean and tracked versions. • Draft planning obligation • Comments on any further information/submissions accepted by the ExA • Any further information requested by ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 	
8.	<p>Deadline 2</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> • Comments on any further information or submissions received at Deadline 1, including LIRs and WRs • Comments on the Applicant's draft itinerary for the ASI and any suggestions for USI • Suggested locations for site inspections (Accompanied or Unaccompanied), including justification, for consideration by the ExA • Notification of wish to attend Accompanied Site Inspection (ASI) • Comments on the draft planning obligation • Any further information requested by ExA under Rule 17 of the Examination Rules 	<p>Friday 13 December 2024</p>

9.	Issue by the ExA of: <ul style="list-style-type: none"> • First Written Questions (ExQ1) 	Friday 20 December 2024
10.	Deadline 3 <ul style="list-style-type: none"> • Responses to ExQ1 • Comments on any further information or submissions received at Deadline 2 • Updated Land Rights Tracker • Updated Examination Tracker • Updated Policy Tracker (if required) • Updated SoCG and Statement of Commonality (if required) • Updated BoR and Schedule of Changes to the BoR, in clean and tracked versions (if required) • Updated dDCO in clean, tracked and Word versions, schedule of changes to the dDCO and updated Explanatory Memorandum (if required) • Updated Application Guide (Application Document Tracker) (if required) in clean and tracked versions. Updated dDCO and Explanatory Memorandum • Any further information requested by ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 	Friday 17 January 2025
11.	Dates reserved for: <ul style="list-style-type: none"> • Issue Specific Hearing 2 (ISH2) draft Development Consent Order (dDCO) • Any further Issue Specific Hearings (If required) • Compulsory Acquisition Hearing 2 (CAH2) (If required) • Open Floor Hearing (OFH2) (if required) • ASI 	Week commencing 10 February 2025
12.	Deadline 4 <ul style="list-style-type: none"> • Post hearing submissions, including written summaries of oral submissions and any information requested by the ExA at the Hearings w/c 10 February 2025 • Comments on any other information or submissions submitted at Deadline 3 	Tuesday 25 February 2025

	<ul style="list-style-type: none"> • Updated Land Rights Tracker • Updated Examination Tracker • Updated Policy Tracker (if required) • Updated SoCG and Statement of Commonality (if required) • Updated BoR and Schedule of Changes to the BoR, in clean and tracked versions (if required) • Updated dDCO in clean, tracked and Word versions, schedule of changes to the dDCO and updated Explanatory Memorandum (if required) • Updated Schedule of Changes to the dDCO (if required) • Updated Application Guide (Application Document Tracker) (if required) in clean and tracked versions. • Any further information requested by ExA under Rule 17 of the Examination Rules 	
13.	<p>Issue by the ExA of:</p> <ul style="list-style-type: none"> • ExA's Second Written Questions (ExQ2) (if required) 	Tuesday 11 March 2025
14.	<p>Deadline 5</p> <ul style="list-style-type: none"> • Response to ExQ2 (if required) • Comments on any other information or submission submitted at D4 • Updated Land Rights Tracker • Updated Examination Tracker • Updated Policy Tracker (if required) • Updated SoCG and Statement of Commonality (if required) • Updated BoR and Schedule of Changes to the BoR, in clean and tracked versions (if required) • Updated dDCO in clean, tracked and Word versions, schedule of changes to the dDCO and updated Explanatory Memorandum (if required) • Updated Schedule of Changes to the dDCO (if required) 	Tuesday 25 March 2025

	<ul style="list-style-type: none"> Updated Application Guide (Application Document Tracker) (if required) in clean and tracked versions. Final draft of Planning Obligation Any further information requested by ExA under Rule 17 of the Examination Rules 	
15.	<p>Publication of:</p> <ul style="list-style-type: none"> Report on the Implications for European Sites (RIES) and any associated questions (if required) ExA's commentary on, or schedule of changes to, the dDCO 	Tuesday 8 April 2025
16.	<p>Deadline 6</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> Comments on the RIES and responses to any associated questions (if issued) Comments on any other information submitted at D5 Any further information requested by ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 	Tuesday 29 April 2025
17.	<p>Deadline 7</p> <p>For receipt by the ExA of:</p> <ul style="list-style-type: none"> Final Land Rights Tracker Final Examination Tracker Final Policy Tracker (if required) Final SoCG and Statement of Commonality Final BoR and Schedule of Changes to the BoR, in clean and tracked versions Final dDCO to be submitted by the Applicant in the SI template. 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. Final dDCO in clean, tracked and Word versions. 	Friday 2 May 2025

	<ul style="list-style-type: none"> • Final schedule of changes to the dDCO and updated Explanatory Memorandum • Final Application Guide (Application Document Tracker) in clean and tracked versions • Final Statement of Reasons in clean and tracked versions • List of matters not agreed where SoCG could not be finalised • Final Status of Negotiations with Statutory Undertakers • Completed section 106 agreement • Closing Statements • Any further information requested by ExA under Rule 17 of The Infrastructure Planning (Examination Procedure) Rules 2010 	
18.	The ExA is under a duty to complete the Examination of the application by the end of the period of six months	Monday 5 May 2025

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 (SoS), as competent 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 SoS. The ExA may also raise questions in the RIES to confirm or clarify matters that remain outstanding.

The SoS may rely on the consultation on the RIES to meet its obligations under Regulation 63(3) of The Habitats Regulations 2017.

Notification of initial hearings

Date	Hearing	Start time	Venue and Joining details
5 November 2023	Preliminary meeting (PM)	Registration and seating available at venue from: 09.15am Virtual Registration Process from: 09.30am Hearing starts: 10.00am	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ 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
5 November 2024	Open Floor Hearing (1) (OFH1)	Registration and seating available at venue from: 1.15pm Virtual Registration Process from: 1.30pm Hearing starts: 2.00pm	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ 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
6 November 2024	Issue Specific Hearing 1 (ISH1)	Registration and seating available at venue from: 09.15am	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ and

Date	Hearing	Start time	Venue and Joining details
		Virtual Registration Process from: 09.30am Hearing starts: 10.00am	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
7 November 2024	Compulsory Acquisition Hearing 1 (CAH1)	Registration and seating available at venue from: 09.15am Virtual Registration Process from: 09.30am Hearing starts: 10.00am	Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath, United Kingdom, DA6 7JZ 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
<p>NOTE: If any of the above hearings are no longer required then notification that a particular date is no longer required will be published as soon as practicable on the project webpage, providing reasonable notice to Interested Parties of the decision to cancel them.</p>			

You must register by completing the [Event Participation Form](#) by 23:59 on 22 October 2024 if you intend to participate in any of the hearings and provide all the information requested (see below).

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

1. 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; and/ or
2. watch the recording of the event which will be published on the project webpage shortly after the event has finished.

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 **22 October 2024** 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 **22 October 2024**.

Any request to participate in a hearing **must 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.

Requests to participate should be made using the [Event Participation Form](#) on or before **Procedural Deadline A**.

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

Hearing agendas

Agendas for these hearings have been published alongside this notification and included below in Annex E to help inform your decision about whether to register to participate. However, it should be noted that the actual agenda on the day of the hearing may be subject to change at the discretion of the ExA.

For any further Issue Specific Hearings and Compulsory Acquisition Hearings 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 Open Floor Hearings 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 Planning Inspectorate's Advice for members of the public 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](#)

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.

Issue Specific Hearing 1

This document sets out the agenda for the Issue Specific Hearing as notified by the Examining Authority (ExA) above.

Date:	Wednesday 6 November 2024
Online registration:	9.30am
Meeting start time:	10.00am
Venue:	Blended event at Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath DA6 7JZ and by online means using Microsoft Teams

Parking: The venue has a multi-story car park located behind the hotel. The parking charge is £1/hour or £9 daily.

Full instructions on how to join online or by phone will be provided in advance to those who have pre-registered.

Attendees: **The Applicant and Interested Parties who have pre-registered**

09.15am	Registration and seating available at venue for in-person attendees
09.30am	<p>Online Registration Process</p> <p>Please arrive at 09.30am to enter the virtual lobby. From here you will be admitted to the virtual meeting by the Case Team, greeted and given further instructions.</p>
Agenda for the Issue Specific Hearing 1	
Item 1	Welcome and Introductions
Item 2	<p>Options and Alternatives</p> <p>The Applicant to briefly summarise the approach to options and alternatives with particular reference to terrestrial development zone option assessment and selection process, followed by ExA's questions in relation to options and alternatives.</p>
Item 3	<p>On and off-site mitigation</p> <p>The Applicant to briefly summarise the approach on and offsite natural environment mitigation, including:</p> <ul style="list-style-type: none"> • The approach to offsite proposals at Thamesmead Golf Course; and

	<ul style="list-style-type: none"> Explanation of any existing planning or other requirements relating to onsite and offsite. <p>Followed by ExA's questions.</p>
Item 4	<p>Environmental matters</p> <p>The Applicant to briefly summarise the current situation with respect to:</p> <ul style="list-style-type: none"> Any existing management plans, regimes or obligations in place on parts of the site or offsite land including Crossness Nature Reserve, Norman Road Field and the proposed 'BNG Opportunity Area' at former Thamesmead Golf Course; Implications of mitigation for other development impacts elsewhere carried out on the site; and Implications of any mitigation in terms of land management and ecology within the Application Site in respect of Riverside 1 and 2 developments. <p>Followed by ExA's questions.</p>
Item 5	Any other business
Item 6	Review of issues and actions arising
Close of the Issue Specific Hearing 1	

Agenda for the Compulsory Acquisition Hearing 1 (CAH1)

This document sets out the agenda for the Compulsory Acquisition Hearing as notified by the Examining Authority (ExA) above.

Date:	Thursday 7 November 2024
Online registration:	9.30am
Meeting start time:	10.00am
Venue:	Blended event at Delta Hotels Bexleyheath, 1 Broadway, Bexleyheath DA6 7JZ and by online means using Microsoft Teams

Parking: The venue has a multi-story car park located behind the hotel. The parking charge is £1/hour or £9 daily.

Full instructions on how to join online or by phone will be provided in advance to those who have pre-registered.

Attendees: **The Applicant and Interested Parties who have pre-registered**

Background and Purpose of the Compulsory Acquisition Hearing

The ExA considers that it is expedient to consider some compulsory acquisition (CA) matters and questions orally at the outset of the Examination in order to develop a broad understanding and overview of the CA and related provisions within the dDCO.

There may be one or more further hearings into matters relating to CA. Dates for potential later CAHs are set in the draft timetable at **Annex D**. It is at these later hearings that the ExA will expect to hear oral representations from Affected Persons (APs) if they have requested to be heard.

This does not preclude an AP from making oral representations at this hearing, however they should note that this first hearing will involve a high-level overview and it is not anticipated that there will be any detailed discussion or questions regarding individual provisions within the dDCO.

All APs are welcome to attend the hearing.

Participants may be legally represented if they wish, but the hearing will be conducted to ensure that legal representation is not required.

Guidance under the Planning Act 2008 (PA 2008) and the Infrastructure Planning (Examination Procedure) Rules 2010 provide that it is the ExA that will probe, test and assess the evidence through direct questioning of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA.

The following agenda is indicative and may be amended by the ExA before or at the start of the hearing session. Furthermore, the ExA may wish to raise other matters

arising from submissions and pursue lines of inquiry in the course of the discussion which are not on the agenda.

09.15am	Registration and seating available at venue for in-person attendees
09.30am	<p>Online Registration Process</p> <p>Please arrive at 09.30am to enter the virtual lobby. From here you will be admitted to the virtual meeting by the Case Team, greeted and given further instructions.</p>
Agenda for the Compulsory Acquisition Hearing (CAH 1)	
Item 1	Welcome, introductions and purpose of the Hearing
Item 2	The Examining Authority's remarks about the Examination process
Item 3	<p>General Case</p> <ul style="list-style-type: none"> • The Applicants are asked to briefly outline the case for CA and temporary possession (TP) and whether they meet the tests of the PA2008 including whether all reasonable alternatives have been considered and whether the rights to be required are reasonably necessary and proportionate; • The Applicants are asked to provide a brief review human rights and equality considerations; and • The Applicants are asked to provide a brief update on the progress of negotiations and deadlines for their conclusions.
Item 4	<p>Special Category Land</p> <ul style="list-style-type: none"> • The Applicants are asked to set out the case for CA with regards to Sections 131 of the PA2008.
Item 5	<p>Statutory Undertakers</p> <ul style="list-style-type: none"> • The ExA will ask the Applicant to update it as to the latest position in respect of Operational Land of Statutory Undertakers, as to whether it has obtained agreement for the land to be acquired and whether there are, and if so what, any outstanding matters to be resolved.
Item 6	<p>Funding</p> <ul style="list-style-type: none"> • The ExA will ask the Applicant to update it as to the latest position in respect of funding.
Item 7	Any other matters
Item 8	Review of issues and actions arising
Close of the Compulsory Acquisition Hearing	

Other Procedural Decisions made by the Examining Authority

The Examining Authority (ExA) has made Procedural Decisions to hold initial hearings as set out in **Annex E**. The other Procedural Decisions made by the ExA are summarised in the Rule 6 letter and explained in greater detail here.

Please note that this letter and the attached annexes have been prepared prior to reviewing the submissions made by the Applicant on 25 September 2024 in detail. Consequently, some ExA requests for information or documents at particular deadlines may have already been anticipated and addressed or progressed by the Applicant.

Before setting out the ExA's Procedural Decisions, the ExA is providing Advance Notice in relation to the submission of Written Representations.

Advance Notice for the submission of Written Representations

Many of you may have already submitted Relevant Representations in line with Rule 3 of The Infrastructure Planning (Examination Procedure) Rules 2010 (EPR), which is the first round of representations received by the ExA. The ExA is inviting a further round of detailed Written Representations from IPs and statutory parties, in line with Rule 10 of the EPR. The Written Representations should include your detailed case and set out the reasons why you support or oppose the application. Please provide any data, methodology and assumptions used to support your submissions.

In order to facilitate the conduct of the Examination, the ExA is providing advance notice of the date when Written Representations are required by: **Tuesday 26 November 2024**, which is **Deadline 1** in the draft Examination timetable set out at **Annex D**. The ExA has issued the Procedural Decision confirming this date at point 10 below.

1. Statements of Common Ground (SoCG) and Statement on Commonality

In relation to some of the Principal Issues identified in **Annex C** to this letter, the ExA would be assisted by the preparation of SoCGs between the Applicant and certain Interested Parties. The draft Examination Timetable at **Annex D** to this letter therefore establishes pre-examination Procedural **Deadline A** for submission of SoCGs.

The aim of a SoCG is to agree factual information and to inform the ExA and all other parties by identifying where there is agreement and where the differences lie at an early stage in the Examination process. It should provide focus and save time by identifying matters which are not in dispute or need not be the subject of further evidence. It is also important to note that, in order to be helpful and effective in assisting the ExA with the examination, a SoCG should include a clear explanation of the key issues that remain in contention or disagreement with the Applicant and the other party or parties in the SoCG, including where and why there may be disagreement about the interpretation and relevance of the information.

Consequently, even where the Applicant does not anticipate many areas of common ground, it would be helpful to capture areas of disagreement in the same format as SoCG with other parties. Similarly, even if the Applicant anticipates that parties' issues may be focused on a particular limited matter there is value in capturing this in a SoCG. This is reflected in the schedule below.

Unless otherwise stated or agreed, the SoCG should be agreed between the Applicant and the other relevant party or parties, and submitted **by the Applicant**.

The ExA has noted the Applicant's comments in their letter of 15 August 2024 and welcomes the proactive approach to identifying the following SoCG to be prepared between the Applicant and:

- A. London Borough of Bexley**
- B. Greater London Authority**
- C. Environment Agency**
- D. Port of London Authority**
- E. Natural England;**
- F. Marine Management Organisation**
- G. Friends of Crossness LNR and Save Crossness LNR**
- H. Greater London Archaeology Advisory Service**
- I. Historic England**
- J. Iron Mountain and Realty Income**
- K. Thames Water Utilities Ltd**
- L. Peabody Trust and Tilfen Land Ltd**
- M. Landsul Limited and Munster Joinery (UK) Limited**
- N. Seamus Gannon**
- O. UKPN**
- P. Lidl**
- Q. Aviva**
- R. Asda**
- S. Creekside Developments**
- T. Alaska PropCo.**

The ExA also requests SoCG. to be prepared between the Applicant and:

- U. RPSB**
- V. Buglife**
- W. Kent County Council**
- X. Dartford Borough Council**
- Y. National Highways**

All of the SoCGs listed above 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.

Where a particular SoCG cannot be agreed between the parties and signed off by **Deadline 6**, or if any local authority position needs to be signed off at a higher level, final draft versions of that SoCG are requested to be submitted **by the Applicant to Deadline 7**. The position of the relevant Interested Parties should then be confirmed in the course of the Examination. The draft Examination Timetable makes provision for updated SoCGs to be submitted at various Deadlines with final versions by **Deadline 7**.

The content of SoCGs will help to inform the ExA about the need to hold any Issue Specific Hearings during the Examination, and to enable the ExA and the Applicant to give notice of such hearings at least 21 days in advance of them taking place.

In addition, the ExA request that at **Deadlines 1, 3, 4 and 5** the Applicant provides an updated Statement of Commonality of SoCG advising on progress with SoCG and an overview of where the areas of agreement and dispute between the IPs are. A final version of the Statement of Commonality of SoCG is requested at **Deadline 7** (Friday 2 May 2025).

2. Accompanied Site Inspection – suggested locations

The draft Examination Timetable at **Annex D** to this letter includes a date reserved for an Accompanied Site Inspection (ASI) during the week commencing 10 February 2025.

All parties should note that the ExA conducted an Unaccompanied Site Inspection on 18 September 2024, the details of which are recorded in the note [[EV2-001](#)].

The ExA anticipates that an ASI will be necessary to view those parts of the Application Site which are not publicly accessible, which would include Crossness Nature Reserve and those parts of the Riverside facility it would be necessary or helpful to view, bearing in mind the limitations and health and safety constraints which will apply to those parts which are an operational facility or a construction site.

The Applicant is requested to prepare a draft itinerary for the ASI to be submitted by **Deadline 1**. This should include:

- relevant locations referred to in the Relevant Representations received; and,
- any other locations at which the Applicant has predicted likely significant environmental effects.

The ExA requests that Interested Parties submit suggested locations for the ExA to visit as part of an ASI, and any comments on the Applicant's draft itinerary, by **Deadline 2 (13 December 2024)**. The request must include:

- sufficient information to identify the location;

- the issues to be observed at the location;
- information on whether the location can be accessed via public land; and
- the reason why the location has been suggested.

Interested Parties should be aware that ASIs are not an opportunity to make any oral representations to the ExA about the Proposed Development. However, participants may be invited by the ExA to indicate specific features or sites of interest.

The ExA will consider each suggested site location, including those provided in the Applicant's draft itinerary, 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. The ExA 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.

The ExA will publish its final itinerary at least five working days before the date of the ASI.

3. Additional Submissions

Following the acceptance of the application, the Applicant, on 9 May 2024, submitted a number of documents [APP-132] to [APP-142] (inclusive) in response to the Planning Inspectorate's Section 51 advice issued on 18 April 2024. The Applicant submitted a letter detailing an update of the project and a notification of intention to submit a change request dated 15 August and a subsequent response to the ExA's reply dated 12 September. The ExA made Procedural Decisions to accept these documents as 'Additional Submissions'.

The Applicant submitted a Project Update letter on 25 September 2024, including a series of documents. The ExA has made a Procedural Decision to accept these documents as 'Additional Submissions'. Please note the caveat at the beginning of this Annex in respect of any implications on submission deadlines within this letter and annexes.

4. Use of artificial intelligence (AI) as part of the examination

The ExA requires all parties taking part in the Examination to adhere to the Guidance published on GOV.UK [[Use of artificial intelligence in casework evidence - GOV.UK \(www.gov.uk\)](https://www.gov.uk/guidance/use-of-artificial-intelligence-in-casework-evidence)] setting out the approach should AI be used to create or alter any part of any documents, information or data.

5. Land Rights Tracker

The ExA has noted the Applicant's suggestion in their letter of 15 August 2024 that their intention to update the Schedule of Negotiations and Powers Sought document, with additional reporting columns, could be an alternative to a Land Rights Tracker.

However, the ExA would find it more helpful for the information to be presented in the format of a Land Rights Tracker. With that in mind, the ExA has made a Procedural Decision to request that the Applicant completes and maintains a Land Rights Tracker (CA/ TP Schedule), an example of which will be sent to the Applicant by the Case Team. The format of the Land Rights Tracker (CA/ TP Schedule) would provide a comprehensive account of the status of Affected Persons, with certain cells providing a restricted drop-down menu of possible responses. Open cells would only be inputted with succinct, focused wording to ensure the table is readable.

The ExA, and Secretary of State, would, upon receipt of regular updates and final versions of the Land Rights Tracker (CA/ TP Schedule), be able to manipulate and sort the table for accurate referencing and review. It is therefore hoped that the Applicant and Affected Persons will recognise the purpose and value of the Land Rights Tracker (CA/ TP Schedule) is to simplify the whole examination, recommendation and decision-making process, and the use of drop-down menus will hopefully make the process of updating the tracker a relatively simple and speedy process. The ExA hopes all parties will therefore positively engage in the process.

It may well be that the Schedule of Negotiations and Powers Sought document could be dispensed with providing all relevant information contained within that document is transposed within the Land Rights Tracker.

Should the Applicant consider that the required information for the Land Rights Tracker (CA/ TP Schedule) can be captured in a different, and more efficient and helpful way, or by using different software, they may wish to discuss with the Case Manager and update the ExA at the Preliminary Meeting.

An initial version of the Land Rights Tracker is requested at pre-examination **Procedural Deadline A (22 October 2024)**. Updates are requested at **Deadlines 1, 3, 4 and 5**. A final version of the Land Rights Tracker requested at **Deadline 7 (Friday 2 May 2025)**.

6. Applicant's Examination Progress Tracker

The ExA requests that an Examination Progress Tracker be prepared and updated throughout the Examination. This would be a live document that tracks principle and other notable issues in the Examination, most helpfully set out in tabular form, including a simple visual referencing system indicating matters resolved, capable of resolution or not.

The ExA has noted the Applicant's suggestion in their letter of 15 August 2024 that such a document may be of limited use. However, the ExA will find it particularly useful in carrying out the Examination. The ExA can appreciate that many issues may well be detailed in the Applicant's response to Relevant Representations. Nevertheless, capturing all matters in a single Tracker document would be helpful. An Examination Progress Tracker would not be an alternative to SoCG and other documents recording positions with parties.

Rather it would reference these to inform the position on particular issues set out in the Tracker. There is value in capturing all these matters in a single tracker which is why the ExA will find it of use.

The Progress Tracker is requested at **Deadline 1 (Tuesday 26 November 2024)**. Updates are requested at **Deadlines 3, 4 and 5**. A final version is requested at **Deadline 7 (Friday 2 May 2025)**.

7. Policy Tracker

The Applicant has undertaken to keep their Policy Accordance Tracker under review during the Examination being aware of recent Government consultations on the NPPF and intentions of updating NPSs.

The ExA would find it helpful for the Applicant to provide a means of clearly tracking:

- Any changes or modifications to any relevant updated draft NPSs as they progress towards designation, as it considers them to be relevant to its Application;
- Any new policy intentions for critical infrastructure that are not addressed within the NPS Tracker mentioned above;
- Any updates in regard to consultation on any draft NPPF published, as it considers them to be relevant to its application, as it progresses through consultation towards formal publication/ adoption; and,
- Any National Development Management Policies (NDMP) document(s) published for consultation, as the Applicant considers them to be relevant to its application, as such NDMPs progress through consultation towards formal publication or adoption.

Provided that any such information can be clearly and separately set out in any updated Policy Accordance Tracker, such a format may be appropriate. However, if the ExA considers that this information would be better presented in a separate standalone tracker that will be requested.

These trackers should be provided at each Deadline unless there is nothing of relevance to provide in relation to such documents or updates on such documents. Where there is nothing of relevance, the ExA would request the Applicant confirms no update is being provided in a covering letter stating why it does not consider it necessary to submit such documents in regard to any emerging policies.

8. Notification by Statutory Parties or Local Authorities 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 and Local Authorities who have not already done so should decide whether they wish to be considered as an IP

and notify the Planning Inspectorate of their decision by **Deadline 1 (Tuesday 26 November 2024)**.

9. Deadline for the Submissions of Comments on Relevant Representations (RRs)

Rule 3(2) of the Infrastructure Planning (Examination Procedure) Rules 2010 requires written comments on any RRs to be submitted either on the date of the PM, or a date specified in the Rule 8 letter, which follows as soon as practicable following the PM, whichever is the later. To comply, the ExA has requested responses to RRs by **Deadline 1 (Tuesday 26 November 2024)**.

However, the ExA has noted from experience that Applicants generally respond as quickly as possible following the close of the RR period, and that the applicant is currently preparing such a response. It would be helpful to the ExA, for the PM and the subsequent Hearings, if responses to RRs could be submitted by the Pre-examination **Procedural Deadline A (Tuesday 22 October 2024)**.

10. Written Representations (WR)

Bearing in mind the advance notice provided at the beginning of this Annex, the ExA has made the Procedural Decision that Written Representations (WR) will be required at **Deadline 1 (Tuesday 26 November 2024)** in order to front-load the Examination and maximise the available time. Any WRs exceeding 1500 words should also be accompanied by a separate summary, the length of which should not exceed 10% of the original text.

As the publication of this letter is more than the 21 days' notice which the ExA must provide for the submission of WRs required by Rule 10(2) of the EPR, the ExA is satisfied that IPs have been permitted sufficient time in which to draft and submit WRs. By providing this notice, the ExA is ensuring that all IPs will have a reasonable time period in which to draft their WRs, before the deadline for submission.

11. Request for Local Impact Reports (LIR)

The ExA requests a LIR from the London Borough of Bexley Council and welcomes LIRs from any other County, Local Authority, Development Corporation or Combined Authority who may wish to submit one. All LIRs are to be submitted into the Examination no later than by **Deadline 1 (Tuesday 26 November 2024)**.

12. Application Guide (Application Document Tracker)

With the exception of Deadlines 2 and 6, the ExA requests that at each Deadline, the Applicant provides an updated Application Guide (Application Document Tracker) which provides a list of the most up to date documents before the Examination. A final version must be submitted by **Deadline 7 (Friday 2 May 2025)**. This document should form part of the certification of

plans identified within the draft Development Consent Order and should not be removed from subsequent drafts if submitted during the Examination.

13. Schedule of changes to the draft Development Consent Order (dDCO)

The ExA requests that, whenever changes are made to the content of the dDCO, the Applicant provides clean and tracked versions of that document, as well as a tabulated schedule of amendments setting out what the changes are and the reasons underpinning them. The applicant will also need to ensure that a validated version is provided by **Deadline 7 (Friday 2 May 2025)**.

14. Regular updates to documents during the Examination

The ExA requests that, whenever changes are made to the content of the following documents, they be submitted in clean and tracked versions.

List of Documents:

- Application Guide.
- Explanatory Memorandum.
- Statement of Reasons.
- Schedule of Negotiations with Land Interests.
- Funding Statement.
- Book of Reference.

15. Visuals for Hearings

For all Hearings, the ExA may wish to refer to plans and drawings to assist in the discussion points. The Applicant is therefore requested to make provisions for the electronic display of such plans and drawings during Hearings.

For IPs joining virtually, the ExA considers the most appropriate way of participation would be for persons to have available and to hand the Examination Library (EL). As each plan is uploaded, the ExA will notify those persons online of the EL reference number (eg APP-009) and IPs can then load the document themselves. This is considered preferable to the alternative of low-resolution drawings being prepared and screened on Microsoft Teams by the Applicant which, despite best intentions, are often difficult to see and navigate for online users.

16. Closing Submissions

The ExA requests that the Applicant and all IPs submit their closing submissions no later than **Deadline 7 (2 May 2025)** detailing the respondent's closing positions at the close of the Examination on their principal issues,

including statements from parties regarding matters that they have previously raised during the examination that have not been resolved to their satisfaction.

Availability of Examination Documents

The application documents and Relevant Representations are available on the [project webpage](#).

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

The Examination Library

For ease of navigation, please refer to the [Examination Library](#) (EL) which is accessible at the top of the Documents tab of the project webpage. The EL is updated regularly throughout the Examination.

The EL records and provides a hyperlink to:

- each application document;
- each representation made to the Examination; and
- each Procedural Decision made by the Examining Authority.

Each document is given a unique reference 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.**

Electronic deposit locations

Documents can be viewed electronically, free of charge, at the electronic deposit locations listed in the table below. Please note that you will need to bring a form of identification and register as a member/ library member in order to use a computer at these locations.

The opening hours and availability of information technology set out in the table below may be subject to changes. Please check the current circumstances with the relevant locations before you attend.

Local authority	Venue/address	Opening hours	Printing costs
Erith Library	100 High Street Erith DA8 1QY	Monday: Closed Tuesday: 9.30am – 7.00pm Wednesday: Closed Thursday: 9.30am – 5.30pm	A4 Black and White - £0.20 per side. A3 Black and White - £0.35 per side.

Annex G

		<p>Friday: 9.30am – 5.30pm</p> <p>Saturday: 9.30am – 5.00pm</p> <p>Sunday: Closed</p>	<p>A4 Colour £0.80 per side.</p> <p>A3 Colour £1.45 per side.</p>
Local authority	Venue/address	Opening hours	Printing Costs
Thamesmere Library	Thamesmere Drive London SE28 8RE	<p>Monday: 7.30am – 9.00pm</p> <p>Tuesday: 6.30am – 9.00pm</p> <p>Wednesday: 6.30am – 9.00pm</p> <p>Thursday: 6.30am – 9.00pm</p> <p>Friday: 7.30am – 9.00pm</p> <p>Saturday: 8.00am – 4.00pm</p> <p>Sunday: 8.00am – 4.00pm</p>	<p>A4 Black and white - £0.10 per side.</p> <p>A3 Black and White - £0.20 per side.</p> <p>A4 Colour - £0.25 per side.</p> <p>A3 Colour - £0.50 per side.</p>

Information about the Have your say page

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

You will need to enter your unique reference number ('Your ref' found at the top of your letter or email from the Planning Inspectorate) beginning either 2004, CORY, or CDCP. 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 D** 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](#) page please contact the Case Team using the contact details at the top of this letter and they will assist.