

Walpole Flexible Generation Project – EN0110009

Walpole Flexible Generation Limited Section 51 Advice Log

Version: 27 November 2025

There is a statutory duty under [section 51 \(s51\) of the Planning Act 2008](#) for the Planning Inspectorate to record the advice that it gives in relation to an application or potential application, and to make this publicly available.

This document comprises a record of the advice that has been provided by the Inspectorate to the applicant (Walpole Flexible Generation Limited) and their consultants during the pre-application stage. It will be updated by the Inspectorate after every interaction with the applicant during which s51 has been provided. The applicant will always be given the opportunity to comment on the Inspectorate's draft record of advice before it is published.

The applicant will use this Advice Log as the basis for demonstrating regard to section 51 advice within the application.

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Date of meeting	Meeting overview
24 October 2024 - Email	Feedback provided on the Programme Document
28 April 2025 - Email	Further feedback provided on Programme Document
27 November 2025 - Email	Further feedback provided on Programme Document

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Topic	Email 24 October 2024
Feedback provided on the Programme Document	<p>The applicant supplied the Inspectorate with its initial programme document as specified in the 2024 Pre-application Prospectus. Having reviewed the document, the Inspectorate considers that the applicant only covers some the expected content as set out in the government's pre-application guidance at paragraph 10, namely:</p> <ul style="list-style-type: none"> the date the applicant intends to submit their application a comprehensive timetable of the applicant's pre-application process, the main events with dates and milestones demonstrating how the pre-application process will be completed (using the maximum target of 2 years as a benchmark) <p>In the next iteration, the applicant should include the following which are outlined in the Pre-application Prospectus:</p> <ul style="list-style-type: none"> the applicant's view on the main issues for resolution and activities they will undertake to address those the applicant's proposals for engaging with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs) the applicant's identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed cross references to the SoCC required by section 47 of the Planning Act <p>It would also be helpful if the applicant includes the timescale for the Adequacy of Consultation Milestone in the next iteration of its document.</p>
Topic	Email 28 April 2025
Further feedback provided on the Programme Document	<p>We appreciate that the proposed project is at an early stage of the pre-application process however as the project progresses through this stage, we would expect the programme document to be developed more fully as it still appears to lack necessary details (such as the applicant's view on the main issues for resolution and activities they will undertake to address those), as specified in the Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus.</p>

Topic	Email 27 November 2025
Further feedback provided on the Programme Document	<p>Section 4 of the programme document makes reference to meetings with the Inspectorate and draft document review. Please note that the pre-application basic service includes a maximum of 3 meetings per year and does not include draft document review. Should the applicant wish to re-consider its subscribed tier please contact the case team to discuss this.</p> <p>Section 4 refers to the application being submitted in February 2028 – at present the Planning Inspectorate website refers to submission in March 2028.</p> <p>Section 4 provides a high level summary of planned interactions with the Inspectorate, local authorities and statutory bodies. The Inspectorate requests that in future iterations the programme document should include details of all interactions with these parties. The Inspectorate signposts the applicant to the programme document template within the pre-application prospectus for further information.</p> <p>The pre-application programme timeline should also include activities to support the intended design approach and development of key application documents, including the draft development consent order.</p> <p>The Inspectorate notes the programme document states no engagement with statutory bodies has yet taken place. The Inspectorate advises the applicant to undertake sufficient engagement to ensure parties are prepared to participate with EIA scoping. It encourages ongoing consultation with statutory bodies throughout the pre-application phase and recommends an adaptive approach to engagement to reflect the complexity of matters raised.</p> <p>In our call recently you advised scoping would not be submitted before Q2 2026 and the programme document confirms Q3 2026 – it is useful for the Inspectorate and statutory bodies if an anticipated month within the quarter can be identified.</p>