



East Irish Sea Transmission Project

Section 51 Advice Log Version: 19 December 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 Planning Inspectorate to the applicant Ørsted East Irish Sea Transmission Limited and their consultants during the pre-application stage. It will be updated by The Planning 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 Planning Inspectorate's draft record of advice before it is published.

The applicant will use this advice log as the basis for demonstrating regard to s51 advice within the application.

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Date of meeting	Meeting overview
<u>27 October 2025</u>	Updated Pre-Application Prospectus
<u>10 December 2025</u>	<p>Project Update Meeting:</p> <ul style="list-style-type: none"> • Environmental surveys • Approach to the Preliminary Environmental Information Report (PEIR) • Engagement • Design • Programme document • Planning Performance Agreements • Service tier • Land Rights Tracker • Sensitive environmental and confidential information

East Irish Sea Transmission Project - s51 Advice Library	
Topic	Advice (Email) 27 October 2025
Pre-application prospectus	<p>The Inspectorate has advised that, following a 6-month review of our services, our Pre-Application Prospectus has been updated: 2024 Pre-application Prospectus. The update log at the bottom of the page summarises the changes and clarifications that have been applied.</p> <p>Applicants with a live project at the pre-application stage of the process, please familiarise yourself with the update and consider how it might affect your pre-application programme and interaction with our services.</p> <p>Please note in particular:</p> <ul style="list-style-type: none"> • The establishment of land and rights negotiations tracking as a primary service feature – this means it is now expected for all applicants to develop and share a land and rights negotiations tracker in 1 of 2 available templates, irrespective of the service tier they have subscribed to <p>Clarified expectations of the applicants when preparing to interact with the Inspectorate at meetings – including clarified rights for the Inspectorate to delay or refuse service where pre-meeting expectations are not upheld e.g. an update programme document or issues tracker is not provided, on time, to inform meeting agenda.</p>
Topic	Meeting date 10 December 2025
Environmental surveys	<p>The Inspectorate advised that the applicant should consider the potential implications of the shift in timescales on the evidence base, and to ensure that all environmental surveys would remain valid given the additional time since they were undertaken. The dates of when the surveys were undertaken should be clearly identified in the relevant application documents. It welcomed the applicant's confirmation that this issue was to be included in upcoming discussions with stakeholders such as Natural England.</p>
Approach to the Preliminary Environmental Information Report (PEIR)	<p>The Inspectorate acknowledged the potential benefits of the applicant's proposed approach to a more proportionate and user-friendly suite PEIR documents, particularly for local community consultees. However, it cautioned against relying on the potential legislative</p>

	<p>changes arising from the Planning and Infrastructure Bill and Environmental Outcomes Report, as there was not yet any certainty about exactly what these would be. It also advised that the PIER should contain sufficient detail for statutory bodies enabling them to provide a meaningful response. Without sufficient information, there is a risk that issues may not be identified or remain unresolved and these will need to be addressed at the examination stage. This issue has been experienced on other projects.</p> <p>The Inspectorate suggested that the applicant consider a balanced approach such as use of technical appendices and/ or signposting to other documents, in order that they and statutory bodies remain able to make the best use of the pre-application period. It also advised that the applicant discuss their preferred approach with statutory bodies ahead of the PEIR's publication.</p>
Engagement	<p>The Inspectorate welcomed the applicant's confirmation that it was continuing to engage with the Morgan and Morecambe Offshore Wind Farms Transmission Assets (MMTA) project team and requested that updates on this continue to be provided.</p> <p>The applicant asked for the Inspectorate's advice on lessons learned from that project. The Inspectorate suggests that the applicant may wish to review the published hearing agendas and the Examining Authority's questions for an overview of the key issues.</p>
Design	<p>The Inspectorate drew the applicant's attention to its guidance on good design for infrastructure projects and the webinar which was held on the topic, both of which are available on its website. It welcomed the applicant's confirmation that this is being considered at an early stage, and the intention for a design vision statement or similar to be produced.</p>
Programme document (PD)	<p>The Inspectorate drew the applicant's attention to its recent email regarding pre-application service updates. This included a template example of a PD. The Inspectorate advised that while it was not compulsory for applicants to move to this template where they had already produced their own PD, it provided a useful indication of the information that should be incorporated and suggested that the applicant review this when producing the updated version.</p> <p>The Inspectorate also advised that milestones and dates within the PD should refer to months rather than quarters where possible. It requested that timing of future update</p>

	<p>meetings and meetings with statutory bodies be included in the timeline to help enable resourcing</p> <p>The Inspectorate noted that the programme document should be updated periodically to reflect any changes to the project or timescales.</p> <p><u>Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK</u></p>
Planning Performance Agreements	<p>The Inspectorate noted that the applicant is working on draft Planning Performance Agreements with statutory bodies to assist with resourcing issues. The Inspectorate suggested that the applicant consider whether these should be extended beyond the pre-application period, although also notes this remains a matter for the applicant to agree with the relevant bodies.</p>
Service tier	<p>The Inspectorate reminded the applicant that on the current (basic) tier of pre-application service, it had one available update meeting remaining until June. However, the Inspectorate encouraged the applicant to provide updates as necessary via email in between update meetings.</p> <p>The Inspectorate also reminded the applicant that any request to change tiers of service would require three months' notice, and confirmed that there is no facility to pause the pre-application service.</p>
Land Rights Tracker	<p>The Inspectorate drew the applicant's attention to the requirement in the recent pre-application service updates for a land rights tracker to be provided at all tier levels. The Inspectorate requested that this be submitted by email once available rather than waiting for the next update meeting.</p>
Sensitive environmental and confidential information	<p>The Inspectorate advised the applicant that its approach to sensitive environmental and confidential information has recently changed. The most up-to-date advice is on the Inspectorate's website and the applicant should refer to this rather than the approach set out in the Scoping Opinion. It confirmed that the change primarily focusses on separating out the confidential information and the environmentally sensitive information.</p> <p><u>Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents - GOV.UK</u></p>