

East Irish Sea Transmission Project

Section 51 Advice Log Version: 04 August 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant (East Irish Sea Transmission Project) during the pre-application stage. It will be updated by the Planning Inspectorate after every interaction with the applicant within which s51 advice has been given.

The applicant will always be given the opportunity to comment on the Planning Inspectorate's draft record of the s51 advice given before it is published on the relevant project page on the [Find a National Infrastructure Project website](#).

The role of the advice log at the acceptance stage

Section 55(4) of the PA2008 requires the Planning Inspectorate to consider, amongst other things, the extent to which the applicant has had regard to the s51 advice given by the Planning Inspectorate in connection with the application when deciding if the application can be accepted for examination. Section 51 advice includes:

- advice given about applying for an order granting development consent
- advice given about making representations about an application for an order granting development consent

The applicant will use this advice log as the tool for demonstrating:

- regard to the s51 advice given to the applicant by the Planning Inspectorate
- regard to any s51 advice given to others by the Planning Inspectorate

The applicant will submit a final version of this advice log which demonstrates regard to all s51 given by the Planning Inspectorate at the pre-application stage as part of the application.

East Irish Sea Transmission Project – Applicant meeting index

Date of meeting	Meeting overview
17 June 2025	Link to Inception Meeting Note
27 October 2025	Updated Pre-Application Prospectus
10 December 2025	Project Update Meeting: • 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
17 July 2026	Email advice regarding Planning and Infrastructure Act 2025

East Irish Sea Transmission Project – Log of s51 given to the applicant

Email advice: 17 June 2025

Topic	s51 advice given	Applicant regard to s51 advice given
Route Selection	The Inspectorate advised the applicant to explain during scoping and consultation why a shared onshore route with the Morgan and Morecambe Offshore Wind Farms Transmission Assets project has not been pursued.	
Regard to s51 Advice	The Inspectorate advised the applicant to clearly document its methodology and reasoning where it chooses to diverge from section 51 advice.	
EIA Scoping	The Inspectorate advised the applicant to submit the GIS shapefile at least 10 working days before the Scoping Request and keep the Inspectorate informed of any delays to assist resource planning.	
Consultation and Scoping	The Inspectorate advised against running non-statutory consultation concurrently with scoping, as this could create confusion for stakeholders.	
Consultation	The Inspectorate advised the applicant to make clear that stakeholders can only submit scoping	

	comments directly to the Inspectorate where they have been formally consulted by the Inspectorate.	
Community and Landowner Engagement	The Inspectorate emphasised the importance of maintaining good dialogue with local communities and landowners to secure agreements and minimise the risk of new issues arising after application submission.	
Scoping Strategy	The Inspectorate advised that delaying scoping until a single cable route had been selected would maximise the effectiveness of the scoping process by allowing more focused responses.	
Evidence Plan Process	The Inspectorate advised the applicant to be mindful of consultee resource constraints and consider commencing any Evidence Plan Process after scoping and non-statutory consultation.	
Crown Land	The Inspectorate advised that failure to secure Crown Land approval can cause significant delays and highlighted the importance of progressing discussions promptly.	
Programme Document	The Inspectorate advised that regard to section 51 advice should be clearly demonstrated in the application documents. The Inspectorate advised that the Programme Document must be hosted and maintained on the	

	applicant's website. It should include indicative timings for project update meetings and future meetings with key stakeholders to assist resource planning. It should also provide greater clarity on the status of PPAs and DAS agreements with local authorities and statutory bodies.	
Email advice: 27 October 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Pre-application prospectus	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 summaries the changes and clarifications that have been applied. 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. Please note in particular: • 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 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.	
Meeting date: 10 December 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Environmental surveys	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.	

Approach to the Preliminary Environmental Information Report (PEIR)	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 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. 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.	
Engagement	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. 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.	
Design	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.	
Programme document (PD)	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.	

	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 meetings and meetings with statutory bodies be included in the timeline to help enable resourcing The Inspectorate noted that the programme document should be updated periodically to reflect any changes to the project or timescales. Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK	
Planning Performance Agreements	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.	
Service tier	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.	

	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.	
Land Rights Tracker	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.	
Sensitive environmental and confidential information	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. Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents - GOV.UK	
Email advice: 17 July 2026		

Topic	s51 advice given	Applicant regard to s51 advice given
Planning and Infrastructure Act 2025 updates	In light of the amended legal framework which will be introduced from 24 July 2026 by the Planning and Infrastructure Act 2025, the Planning Inspectorate issued written advice to the applicant on 17 July 2026 requesting for: - evidence within the submitted application in relation to duties under s46 and s48 of the PA2008 to be provided as an appendix to any engagement summary document that the applicant may choose to submit or, where the applicant chooses not to submit such a document, as a discrete document titled 'Section 46 and section 48 information' - evidence within the submitted application in relation to new s55(4)(e) of the PA2008 to be provided in a submission version of this expanded advice log template	

East Irish Sea Transmission Project – Log of s51 advice given to others		
Person s51 advice given to	s51 advice given	Applicant regard to s51 advice given

Name and/or organisation	Summary of s51 advice given and link to advice register	Applicant to complete