Planning Inspectorate

Eastern Green Link 5

Section 51 Advice Log
Version: 24 July 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant National Grid Electricity Transmission (NGET) Plc 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.

Eastern Green Link 5 – Applicant meeting index	
Date of meeting	**Meeting overview**
23 October 2025	Updated Pre-Application Prospectus
09 December 2025	EIA Update Environmental Outcome Report (EOR) Scoping Opinion Statement of Common Ground (SoCG) and Principal Areas of Disagreement (PADS) Planning Policies Any Other Business (AOB)
16 July 2026	Advice in relation to amendments to the Planning Act 2008 (PA2008)
03 September 2026	Programme and Draft Document Review Consultation and Stakeholder Engagement Technical Matters Land Documentation Application Readiness and Submission Timing

Eastern Green Link 5 – Log of s51 given to the applicant		
23 October 2025		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Pre-application prospectus	The Planning 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. 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	National Grid acknowledges the advice given. A Land and Rights Negotiations Tracker has been developed and will continue to be maintained throughout the pre-application process. Updated programme information, agenda items and supporting documentation have been provided ahead of meetings with the Planning Inspectorate. The Project will continue to provide information in accordance with the expectations set out within the Pre-Application Prospectus.

	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.	
09 December 2025		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
EIA Update	The applicant stated that they will be using relevant survey data from the Grimsby to Walpole and Eastern Green Link 3 and 4 projects where applicable, to inform the Eastern Green Link 5 application, in addition to site specific surveys. The Inspectorate advised that the dates of when each survey was undertaken should be clearly stated within the Environmental Statement. The applicant agreed to this.	National Grid acknowledges the advice given. The Project intends to make use of relevant survey information from Eastern Green Link 3, Eastern Green Link 4, Grimsby to Walpole and other National Grid projects where appropriate. Survey reporting within the Environmental Statement will identify the source and date of surveys used to support the assessment.
Environmental Outcomes Report (EOR)	The applicant asked The Inspectorate if it had any updates in relation to the EOR. The Inspectorate confirmed that they had not received any further updates on the matter. The applicant appreciated that Eastern Green Link 3 and 4 are ahead of the	National Grid acknowledges the advice given. The project team has continued to monitor developments relating to Environmental Outcomes Reports and any implications for the project programme and application requirements.

	Eastern Green Link 5 programme, however, they are conscious that they may need to integrate the EOR framework into the application. The Inspectorate appreciated the forward thinking, however, could not advise at the time.	
Scoping Opinion	The applicant queried why only some of Natural England's (NE) consultation response comments were taken forward into the main body of the adopted Scoping Opinion. The Inspectorate clarified that some of NE's comments did not apply to the EIA process and that generally only selected consultee comments are directly referred to in the main Scoping Opinion section.	National Grid acknowledges the advice given. The project team has considered the adopted Scoping Opinion in developing the approach to the Environmental Impact Assessment and ongoing environmental surveys.
Statement of Common Ground (SoCG) and Principal Areas of Disagreement (PADS)	The applicant confirmed they will be using an issues tracker for each key stakeholder that is involved in the project. The Inspectorate asked about how the issues tracker will evolve as the project develops. The applicant confirmed that the issues tracker is to be shared with each related stakeholder as it develops in order to make discussions with the parties more effective. The objective being to resolve issues raised and secure agreement in the DCO with an appropriate mechanism. The Inspectorate advised that the applicant ensure that overlapping issues be monitored	National Grid acknowledges the advice given. Stakeholder issue trackers have been developed and are being used to support engagement activities with statutory consultees and other stakeholders. The project team intends to continue monitoring common issues across stakeholders and develop Statements of Common Ground as the project progresses.

	and if necessary, sign-post relevant issues or matters, so readers can easily follow which issues relate to the relevant stakeholders. The applicant highlighted the trackers allow sifting by issue, topic and project phase allowing easy access to this information for comparison. The applicant also explained it would be preparing a statement of commonality which will allow an overview of common issues raised.	
Planning Policies	The applicant showed The Inspectorate the national and regional plans that may affect the project going forward. They confirmed they were aware that the local authorities may change or update the plans, and regular meetings were being held with the authorities to regularly discuss the plans. The Inspectorate noted that Local Authorities would be required to issue Local Impact Reports, which would outline planning policies and if the applicant was holding regular meetings with these authorities, it would be advisable to understand the relevant policies to take into consideration. It would be expected that these policies be addressed within the Planning Statement.	National Grid acknowledges the advice given. Regular engagement with local authorities is ongoing, with Planning Performance Agreement's (PPAs) agreed at an early stage in the Project. The project team continues to monitor emerging planning policy and local plan updates to inform development of the application.

Any Other Business (AOB)	The applicant confirmed to the Inspectorate that it had service level agreements in place for both onshore and offshore stakeholders. The Inspectorate asked the applicant if the draft Development Consent order (dDCO) had any interactions between the dDCOs of Eastern Green Link 3 and 4, and Grimsby to Walpole. The applicant confirmed that there likely would be, so the dDCO would be drafted so that the project could proceed independently should either or both of the other projects not be consented. The applicant is discussing drafting options with the teams for the other projects. The Inspectorate noted that the applicant should continue to be mindful of these projects and to consider any cumulative effects or overlapping matters that might impact either of the schemes.	National Grid acknowledges the advice given. The project team continues to engage with the Eastern Green Link 3, Eastern Green Link 4 and Grimsby to Walpole project teams regarding potential interfaces between projects. Potential cumulative effects and project interactions continue to be considered as project design develops.
16 July 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Advice in relation to amendments to the Planning Act 2008 (PA2008)	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	National Grid acknowledges the advice given. The project team has reviewed the requirements arising from the Planning and Infrastructure Act 2025 and will ensure relevant application documents reflect the amended legislative framework.

		This advice log will continue to be updated throughout the pre-application stage to demonstrate regard to Section 51 advice given.

	advice to the applicant on 16 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	
03 September 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Programme and Draft Document Review	The Inspectorate advised that draft application documents should be submitted sufficiently in advance of any pre-submission meeting to allow adequate review time. The Inspectorate noted that approximately six weeks should be allowed for a draft document review and that draft review meetings should ordinarily take place after the Inspectorate has completed its review of	National Grid acknowledges the advice given. The project programme includes allowances for Planning Inspectorate review of draft application documents and subsequent amendments where required. The project team will continue to engage with the Planning Inspectorate regarding the timing and scope of future draft document reviews.

	the submitted documents. The Inspectorate advised the applicant to allow sufficient time following receipt of draft document review comments for amendments to be made before submission of the application. The applicant was encouraged to factor internal review and governance processes into the programme and to notify the Inspectorate as soon as possible should key milestones change. The Inspectorate confirmed that draft document review comments can be provided in writing and noted that a subsequent meeting may be beneficial to discuss any significant issues or novel approaches arising from the review.	
Consultation and Stakeholder Engagement	The Inspectorate advised that, where difficulties are encountered engaging with consultees or statutory stakeholders, the applicant should notify the Inspectorate at an early stage so that any risks to application preparation can be identified and monitored. In respect of consultation events taking place in areas where other projects have undertaken engagement activities, the Inspectorate highlighted the importance of clearly distinguishing project branding and communications to ensure stakeholders understand which project consultation relates to.	National Grid acknowledges the advice given. Engagement with statutory consultees, local authorities and other stakeholders is ongoing. Consultation materials and project communications continue to clearly distinguish Eastern Green Link 5 from other National Grid projects. Discussions regarding protected provisions and other agreements remain ongoing. The project team has reviewed relevant published section 51 advice and emerging Planning Inspectorate guidance relating to applications submitted under the amended legislative framework.

	The Inspectorate advised the applicant to continue seeking agreement on protected provisions and other key matters with statutory undertakers prior to submission wherever possible. The applicant asked whether, in light of the amended legislative framework, a full consultation report should be submitted with the application. The Inspectorate advised against this and directed the applicant to have regard to relevant published s51 advice when determining the appropriate information to accompany the application	This has informed the approach to the consultation information proposed to accompany the application.
Technical Matters	The Inspectorate advised that where there is overlap between EIA matters and HRA matters, the applicant was encouraged to ensure that reporting clearly distinguishes between the different assessments and regulations. In relation to cable routeing and haul road options, the Inspectorate advised that plans and consultation materials should clearly differentiate proposed options and explain any changes from previously consulted schemes. The Inspectorate also highlighted the importance of considering whether design changes could affect consultation requirements or introduce additional interested parties.	National Grid acknowledges the advice given. Environmental Impact Assessment and Habitats Regulations Assessment workstreams are progressing in parallel and continue to be developed as the project moves towards Design Freeze 3. Project design changes, routeing options and haul road proposals continue to be reviewed and will inform future engagement and environmental assessment activities. The project team continues to monitor emerging survey information and technical studies as they become available.

	Regarding abnormal indivisible loads and associated transport routes, the Inspectorate advised the applicant to consider whether any changes from the scoping assumptions may require further assessment or engagement. The Inspectorate noted the potential delay in obtaining final CBRA reporting and advised the applicant to keep this matter under review and identify any implications for the environmental assessment.	
Land Documents	The Inspectorate advised the applicant to ensure consistency across all land documents, including plans, schedules and the Statement of Reasons. Particular emphasis was placed on ensuring clear plan legends, accurate cross-referencing and consistency between legal and technical documentation. The Inspectorate encouraged the applicant to undertake comprehensive internal quality assurance checks across all land-related documents before submission.	National Grid acknowledges the advice given. Land plans, schedules and supporting documentation are under development. Internal quality assurance and consistency reviews will continue as the land documentation progresses towards submission.
Application Readiness and Submission Timing	The Inspectorate encouraged the applicant to ensure that all documentation is prepared in accordance with current legislation, guidance and application acceptance requirements. In relation to the timing of submission relative to other projects in the region, the	National Grid acknowledges the advice given. The Project continues to review programme, consultation and technical workstreams against application requirements. Engagement with stakeholders remains ongoing and the project will continue to seek resolution of

	Inspectorate advised that while submissions can be made at a time of the applicant's choosing, applicants should be mindful of the impact on interested parties, statutory consultees and local authorities where multiple projects are progressing concurrently. The Inspectorate noted that overlapping examinations can place significant demands on stakeholders and may affect engagement and issue resolution. The Inspectorate advised that, where possible, applicants should seek to resolve as many issues as practicable before submission and focus on submitting the highest quality application rather than meeting a specific programme date.	matters where practicable ahead of submission.