

Hynet North West Hydrogen Pipeline

Section 51 Advice Log Version: 31 July 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant (Cadent Gas Limited) 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.

Hynet North West Hydrogen Pipeline – Applicant meeting index	
Date of meeting	Meeting overview
13 January 2022	Link to Inception meeting note
20 June 2022	Link to Project update meeting note
31 March 2023	Link to Project update meeting note
4 July 2023	Link to Project update meeting note
19 September 2023	Link to Project update meeting note
18 January 2024	Link to Project update meeting note
25 September 2024	Link to Project update meeting note
02 December 2024	Project Update Meeting
27 January 2025	Multiparty meeting with HSE and the Applicant
April 2025	Adequacy of Consultation milestone Review
08 April 2025	Project Update Meeting
22 May 2025	Project Update Meeting and queries following draft document review
29 October 2025	Updates to pre-application services - Email
15 July 2026	Planning and Infrastructure Act 2025 updates

Hynet North West Hydrogen Pipeline – Log of s51 given to the applicant

Meeting date: 13 January 2022

Topic	s51 advice given	Applicant regard to s51 advice given
Project Design and Construction	The Inspectorate advised the applicant to provide as much information as possible on construction phasing and programme development as the project progresses.	
Archaeology Surveys	The Inspectorate advised that geophysical surveys should be used to inform the need for further archaeological investigation, such as trial trenching, and that the survey approach should be agreed with the relevant authority (for example, the County Archaeologist).	
Consultation and Environmental Impact Assessment (EIA) Scoping	The Inspectorate advised that where consultation and EIA scoping activities run concurrently, the applicant should clearly explain where responses to each process should be submitted to avoid confusion amongst consultees.	

EIA Scoping	The Inspectorate advised the applicant to review Advice Notes 7 and 17 for further guidance on the scoping process.	
Meeting date: 20 June 2022		
Topic	s51 advice given	Applicant regard to s51 advice given
Biodiversity Mitigation	The Inspectorate advised that measures to avoid impacts on breeding birds could be secured through a Biodiversity Mitigation Plan or through a specific draft DCO Requirement.	
Ground Conditions and Environmental Statement (ES)	The Inspectorate advised that cross-referencing within the ES can be used to avoid duplication, provided it is clear where relevant information is presented.	
Agricultural Land Classification (ALC)	The Inspectorate advised the applicant to seek agreement with Natural England on the proposed ALC assessment approach and ensure the Environmental Statement clearly explains any assumptions and limitations.	
Engagement with Consultees	The Inspectorate reminded the applicant of the importance of engaging with consultees during the pre-application stage to agree	

	matters early and reduce potential issues during Examination.	
Statutory Consultation	The Inspectorate advised the applicant to provide the section 46 notification to the Inspectorate before consultation commences.	
Meeting date: 31 March 2023		
Topic	s51 advice given	Applicant regard to s51 advice given
Health and Safety Executive (HSE)	The Inspectorate advised the applicant of the importance of HSE engagement during the Examination.	
Environmental Statement (ES)	The Inspectorate advised that the ES should clearly explain the approach to baseline studies and impact assessment for any new land take or changes to the Proposed Development made after the Scoping Opinion.	
Land Rights and Allotments	The Inspectorate highlighted the protections for fuel allotments under sections 131 and 132 of the Planning Act 2008 and signposted the applicant to the AQUIND Interconnector project as an example of	

	identifying allotment holders for the service of notices.	
Compulsory Acquisition	The Inspectorate requested an update on Compulsory Acquisition at each subsequent meeting due to the potential complexity of land matters.	
Crown Land	The Inspectorate advised the applicant to factor the time required to reach agreement with the Crown Estate into the project programme.	
Draft Documentation Review	The Inspectorate advised the applicant to provide as much notice as possible for draft document reviews and to consider submitting the draft DCO, Explanatory Memorandum, sample plans, Book of Reference, Consultation Report, HRA Report and ES Project Description chapter. The applicant should also identify any novel drafting or specific areas for review.	
Enhanced Pre-application Service	The Inspectorate advised that, due to the novel technology, scale and maturity of the project, there may be limits to the efficiencies available through the enhanced application service for this project.	
Meeting date: 4 July 2023		

Topic	s51 advice given	Applicant regard to s51 advice given
Consultation Report	The Inspectorate advised the applicant to include the rationale for the type of consultation undertaken within the Consultation Report.	
Draft Documentation	The Inspectorate requested advanced versions of draft documents to enable more detailed feedback during document review.	
Early Adopters Programme	The Inspectorate advised the applicant to share information about the Early Adopters Programme with its main consultees.	
Programme Plan	The Inspectorate advised that the applicant should maintain the Programme Plan in a proportionate manner to provide transparency on key project milestones. The applicant could determine the appropriateness and relevance of the information included.	
Outline Control Documents	The Inspectorate advised that mature iterations of outline control documents should be submitted for review to enable advice on format, content and good practice.	
Meeting date: 19 September 2023		

Topic	s51 advice given	Applicant regard to s51 advice given
PADSS	The Inspectorate advised that the development of PADSS should follow the structure set out in the template provided.	
PADSS and Consultation Report	The Inspectorate advised that where consultees do not engage with the PADSS process, the applicant should record in its Consultation Report any unsuccessful attempts to establish a PADSS.	
Outline Management Plans	The Inspectorate advised that, where possible, supporting outline management plans should be provided upfront and submitted with the application.	
CEMP Terminology	The Inspectorate advised that the applicant may use its preferred terminology for the construction management document, as the evidence serves the same purpose.	
Meeting date: 18 January 2024		
Topic	s51 advice given	Applicant regard to s51 advice given
Project Programme	The Inspectorate advised that the project submission date on the website would	

	remain unchanged until the applicant confirms a revised submission date.	
Early Adopters Programme	The Inspectorate advised that the applicant's withdrawal letter should explain that the submission date had slipped and that the project was withdrawing from the Early Adopters Programme because it no longer fell within the qualifying submission window. The Inspectorate advised that withdrawal from the Early Adopters Programme did not prevent the applicant from continuing to develop or use elements of the programme within its application approach.	
Meeting date: 25 September 2024		
Topic	s51 advice given	Applicant regard to s51 advice given
Programme Document	The Inspectorate advised the applicant to include dates in the Programme Document to enable resources to be allocated appropriately. The Inspectorate also advised reviewing the Programme Document and include more detail on when key parties may need to allocate resources to support engagement, such as draft document reviews and meetings. The applicant should publish and	

	maintain the Programme Document on its website.	
Adequacy of Consultation Milestone (AoCM)	The Inspectorate advised the applicant of the risks of not including the AoCM in the Programme Document, as it is a key component of the pre-application service and guidance.	
Draft Document Review	The Inspectorate advised that draft documents should preferably be submitted together and that finalised versions should be provided wherever possible to enable more detailed and constructive feedback.	
Mitigation Hierarchy	The Inspectorate advised the applicant to demonstrate in the application documents how the mitigation hierarchy has been applied, in accordance with NPS EN-1.	
Advice Notes	The Inspectorate advised the applicant that forthcoming advice on linear schemes and good design should be considered when published.	
Meeting date: 2 December 2024		
Topic	s51 advice given	Applicant regard to s51 advice given

Consultation Report	The Applicant updated on its second Statutory consultation that it had consulted various landowners, statutory consultees, and local authorities. It had received substantial feedback, which is currently under review. The Inspectorate advised the Applicant to clearly specify the documents made available during each consultation stages and to ensure that all the consultation activities are comprehensively documented in the Consultation Report.	
Landowner engagement	The Applicant updated that it had received requests from some of the landowners for changes to the route. Examples included where apparatus would be located in the highway as well as more specific issues such as near Eaton Lane, which will be removed from the primary plan and designated for emergency use only during the construction period. The Inspectorate advised engaging with the landowners early in the process, and finalise a route taking potential alternatives into consideration, to seek to avoid applications for changes to the project after it has been formally submitted for examination.	

Environmental Statement (ES)	The Inspectorate advised that the consideration of alternatives should be incorporated into the ES Chapters.	
Protective Provisions agreements	The Inspectorate emphasised the importance of finalising Protective Provisions agreements prior to the submission of the application.	
Adequacy of Consultation Milestone (AoCM) document	The Applicant informed the Inspectorate of its plan to submit the AoCM document in early January 2025, potentially followed by a targeted consultation. The Inspectorate advised the Applicant to consider submitting the AoCM document after the targeted consultation has been completed (if held), in order to allow the Inspectorate to consider the entire pre-application undertaken by the Applicant.	
Draft Documents	The Applicant informed its plan to submit the draft documents for Inspectorate's review in January 2025. The Inspectorate advised the Applicant to consider providing the draft Explanatory Memorandum to accompany the draft Development Consent Order. The Inspectorate also advised to consider submitting the draft documents after the targeted consultation had completed (if held), to ensure that the Inspectorate is	

	reviewing final versions of documents. The Inspectorate advised that it cannot review aspect chapters of the ES, however, in line with the new service it can review drafting associated with key issues and/ or novel approaches within the draft Environmental Statement such as GHG issues as mentioned by the Applicant.	
Enhanced Tier activities	The Applicant inquired about the scope of enhanced tier activities and what they encompass. The Inspectorate advised that the list of additional components that an applicant can engage for the enhanced service is set out in the pre-application prospectus. As such, the service the Applicant should review the prospectus and advise the Inspectorate as soon as possible about what component(s) it wishes to pursue. The Inspectorate further advised that the Policy Compliance Document may be a useful document to be reviewed.	
Good Design Advice	The Inspectorate informed the Applicant that the Good Design Advice has recently been published and advised to demonstrate to have regard to it in the design evolution report when submitting its application. The Inspectorate advised that the linear advice page is likely to be published in the New Year.	

Green Belt	The Applicant confirmed that some of the site is located on Green Belt (GB). The Inspectorate advised the Applicant to carefully consider the impacts, both during construction and operation, to ensure that any potential harm to the GB is minimised, such as landscape scarring. The Applicant also needs to demonstrate why it considers that very special circumstances exist to justify the project being located on GB. The Inspectorate advised that this matter is likely to be probed by any Examining Authority in due course, in addition to landscape effects.	
Meeting date: 27 January 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Programme Document	Following recent changes to the Applicant's programme, the Inspectorate advised the Applicant to publish the updated Programme Document (PD) on its website and to send a copy to the Inspectorate. Additionally, the Inspectorate's website lists "2025" as the submission date for the project. Consideration should be given as to whether this should be narrowed down to reflect the PD.	

Application Documents	The Applicant confirmed that the pipeline will have different diameters – in some places 42”, some 30” and others 18”. The Inspectorate advised the Applicant to ensure that this is clearly explained in the application documents, including in the draft Development Consent Order (DCO).	
Application Documents	In relation to draft DCO application documents, the Inspectorate advised the Applicant to consider whether it could share any documents with the Health and Safety Executive (HSE) ahead of the submission.	
Position Statement	Following a discussion around timing for matters that do not fall to be considered under the Planning Act 2008 (PA2008) regime, the Inspectorate advised the Applicant of how helpful a Position Statement would be to both the Examining Authority (ExA), and to the public, setting out why certain elements of the consenting process must follow each other, and cannot be done in parallel.	
HSE involvement	The Inspectorate emphasised the importance of the HSE completing a comprehensive Relevant Representation in due course, setting out its position in relation to the DCO application. It is likely that the	

	ExA in due course will have written questions for HSE and would welcome their attendance at any hearings that may be held, so HSE's consideration of how it could support this would be helpful. It should be noted that no representative from the HSE Land Use planning Division was present, so it is currently unclear if they are going to contribute to the process.	
Advice Pages and Guidance	The Inspectorate has published a series of advice pages and guidance to support engagement in the PA2008 process. These can be found here , and the Inspectorate advised the HSE to familiarise itself with these documents. The HSE can contact the Inspectorate's case team if it has any queries in due course. The HSE should also ensure that it has registered to receive e-mail updates at key stages of the DCO application. This can be done on the "Get Updates" section of the Inspectorate's project page ;	
The Inspectorate also provides the following advice, which although was not discussed at the meeting, would be helpful to the consideration of the application in due course:		
case for the Proposed Development	The case for the Proposed Development should clearly address the advice in the s35	

	Direction. In particular, the Applicant's attention is drawn to the statement that the Secretary of State has decided that he will not direct that the Energy NPSs should apply to the Proposed Development and that any application should be determined in accordance with s104 of the PA2008. Consideration will be given to the weight to be given to NPSs when the SoS considers the application. Accordingly, the Applicant is advised to clearly present its case in respect of the applicability of relevant NPSs.	
s35 Direction	The s35 Direction was made on 5 July 2022. With proposals evolving since the s35 request was made, the Applicant is advised to demonstrate how the Proposed Development aligns with the terms of the s35 direction and to explain how any elements not covered by the Direction should be addressed. The Applicant should explain how will pipeline spurs be dealt with as they are not within the scope of the s35 Direction.	
S35 Direction	The Applicant may find it helpful to review how the Examining Authority's Recommendation, and ultimately the Secretary of State's decision in respect of the Net Zero Teesside Project dealt with the	

	issue of a s35 Direction, notwithstanding the difference between the two cases.	
Engagement	The Applicant is encouraged to maintain effective engagement with host local authorities and other key Interested Parties as appropriate throughout the pre-Examination and subsequent stages of the process. Statements of Common Ground should be prepared noting that the identification of issues which are not agreed will be very helpful for the Examining Authority.	
Protective Provisions	Given the nature of the Proposed Development and its location the Applicant is encouraged to progress any necessary Protective Provisions as soon as possible and avoid matters being unresolved at the end of an Examination.	
Alternative alignments	Notwithstanding the requirements of the EIA Regulations, the Applicant is encouraged to set out clearly in its application how alternative alignments for the different corridors of development were addressed, justifying the proposed alignment and the reasons for rejecting alternatives.	

Change Request	While recognising that as a large scale and complex proposal, not all elements might be finalised at the point of submission, Change Requests should be resisted as far as possible as they add complexity to the process for Interested Parties.	
Other consents, licences and permissions	In its application the Applicant is encouraged to set out what other consents, licences and permissions will be required, why these cannot be addressed through the application under the PA2008 and the timescale for their progression. Given the Applicant's intention to use permitted development rights under the General Permitted Development Order, it is likely to be helpful for Interested Parties if the Applicant were to explain what these rights are and how they are intended to be used.	
Compulsory Acquisition	In respect of Compulsory Acquisition, the Applicant is asked to consider the use of the Land Rights tracker which has recently been used in a number of Examinations.	
Crown consent	Should Crown consent be required for the Proposed Development the Applicant is encouraged to demonstrate progress on this matter in its application. Again, this is a	

	matter which should not be left to the later stages of an Examination.	
Draft Development Consent Order	In preparing the draft Development Consent Order and Explanatory Memorandum the Applicant should clearly justify the inclusion of provisions in terms of the Proposed Development, not simply on the basis of precedented cases.	
HSE engagement	We strongly encourage regular ongoing engagement between the Applicant and the HSE.	
Adequacy of Consultation Milestone (AoCM) Review: April 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Feedback	On the basis of the information submitted in the AoCM, the Inspectorate does not consider that the consultation undertaken thus far is seriously adrift. However, the final decision on this matter can only be taken once the application has been submitted for examination.	
Meeting date: 8 April 2025		
Topic	s51 advice given	Applicant regard to s51 advice given

Land negotiations/ DCO Submission	The Applicant updated that land negotiations would commence in July 2025, ahead of the submission of the DCO application in Autumn 2025. The Inspectorate advised of the importance of seeking to reach as many agreements as possible ahead of the application submission in order to assist with a smoother examination.	
Hydrogen Transport Business Model	The Inspectorate queried the timeline of the Hydrogen Transport Business Model, and the Applicant clarified that it is likely to follow after the Government's spending review, potentially summer 2025. The Inspectorate advised the Applicant to update the Inspectorate on how the model impacts on the project in due course, including the funding statement.	
Draft document review	The Inspectorate advised following the submission of draft documents for review on 14 March 2025, it will provide comments to Applicant by 25 April 2025. A draft document review meeting will be organised in May 2025 and the Inspectorate advised the Applicant to provide the queries they may have from the draft document review in advance of the meeting, to facilitate more a meaningful discussion.	

Addressing S51 advice in the application documents	The Applicant confirmed that it intends to demonstrate its regard to s51 advice in the Planning Statement. The Inspectorate it is for the Applicant to decide how it records its response. However, the Inspectorate suggested it is made clear in the application cover letter.	
Statutory Consultees engagement	The Planning Inspectorate advised the Applicant to evidence agreement of approaches with statutory consultees in the application documents. The Applicant should seek to resolve as many issues as possible before the application is submitted.	
Targeted consultation	The Applicant provided the overview of the targeted consultation. The Inspectorate advised to explain in the consultation report why the Applicant considered targeted consultation to be more appropriate than a full round of consultation.	
Draft Document Review		
Feedback	Please refer to the Draft Document Review table for detailed feedback, which can be found at the following link: Advice regarding draft application documents	

Meeting date: 22 May 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Article 44 - Spurs of the draft Explanatory Memorandum (EM)	The Applicant queried the Inspectorate comments on Article 44 of the draft EM to which the Inspectorate advised that as Article 44 is specific to the Hynet project and is intended to provide flexibility, it would be beneficial to explain the position in respect of permitted development rights and why flexibility is required. This would be of benefit to various parties, particularly the local authorities and to ensure that enough information is provided. Although considerable information is already provided, additional information would enable the issues to be dealt with in advance of Examination.	
Article 13 – Street works of the draft EM	The Applicant queried the Inspectorate's comments on Article 13 of the draft EM to which the Inspectorate explained that the Applicant should present precedents and specifically why the Article is needed or is appropriate in this case as this may lead to some disagreement with the highways authorities. The Inspectorate reiterated the need to liaise with the highways authority	

	and local authorities to resolve things in advance of Examination.	
General comment – Requirements	The Applicant enquired about points 54 and 55 of the draft document feedback table as to what further details to put in the Requirements. The Inspectorate explained that point 54 is about ensuring consistency as some requirements said submit in writing while others didn't. Point 55 asks for reasoning to be provided on what the named documents are seeking to achieve and explaining it in the EM as to what is the main documents overarching document is for each requirement.	
Staged Approach	The Applicant acknowledged the Inspectorate's comments and asked if Inspectorate wanted to raise anything on this. The Inspectorate advised to ensure the approach is clear and understood by all parties as the project progresses. The Examining Authority and local authorities will acknowledge that some flexibility is necessary, but it must be managed carefully to avoid any gaps or loopholes, with ongoing communication to keep parties aware of changes.	
Land Plans and Works Plans	The Applicant acknowledged the Inspectorate's comments and explained its	

	methodology behind it. The Inspectorate advised that having the insets plan is very helpful. The Applicant needs to ensure that the information is presented in a way that is easily understandable.	
Newspaper Notices	The Applicant queried that the advice notes on application submission refer to newspaper notices and they are unsure whether these are the ones that are submitted with consultation report to which the Inspectorate confirmed that these are the newspaper copies of the consultation notices but will go back in writing to confirm.	
DCO submission/ general arrangements	The Applicant is planning to submit the application in Autumn 2025. The Inspectorate advised the Applicant to keep in touch closer to the DCO submission to discuss general arrangements of the application submission.	
Email update: 29 October 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Update to Pre-application services	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. As an applicant 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 right negotiations tracker in 1 of 2 available templates, irrespective of the service tier they have subscribed to • clarified expectations of 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 updated programme document or issues tracker is	
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	not provided, on time, to inform a meeting agenda	
Meeting date: 15 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	

Hynet North West Hydrogen Pipeline – 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