



Peak Cluster CCS Pipeline

Section 51 Advice Log Version: 7 January 2026

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 Peak Cluster Ltd 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>28 October 2025</u> | Pre-application Prospectus |
| <u>15 December 2025</u> | <p>Project Update Meeting</p> <ul style="list-style-type: none"> • Scoping and consultation • Scoping • Associated Development • Surveys • Programme Document • Scoping Report • Consultation |

Peak Cluster CCS Pipeline - s51 Advice Library

| Topic | Advice (Email) 28 October 2025 |
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| 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. 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:</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 • 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 |
| Topic | Meeting date: 15 December 2025 |
| Scoping and consultation | The Inspectorate advised caution regarding the non-stat consultation being undertaken at the same time as the scoping consultation. Past experience has found that the public may get confused about which consultation they should respond to. The Inspectorate advised that if the non-stat consultation cannot be moved, then a clear distinction should be made during the non-stat consultation to avoid consultation responses being sent to the Inspectorate which it is unable to take into account during production of the scoping opinion. |
| Scoping | The applicant explained that a new kiln development may be used. The Inspectorate advised that this issue should be looked at in more detail in further meetings. |
| Associated Development | The Inspectorate noted that the applicant had considered that adding a visitor centre under associated development and advised the applicant to look previous consented Development Consent Orders to see how this issue had been covered. |

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| Surveys | <p>The Inspectorate added that it would find it helpful in future meetings if updates could be provided regarding environmental survey work to understand how far the survey has progressed and if any issues have been identified.</p> <p>The Inspectorate advised that if there were issues with gaining land access for the surveys, the applicant could utilise section 172 of the Housing and Planning Act. The applicant said they would consider this but also use other methods of drones and public rights of way where appropriate.</p> |
| Programme Document | <p>The Inspectorate advised that instead of using quarters for the time frames the applicant should use a month and a year to make it more specific and to ensure timescales are being followed. This would allow the Inspectorate to allow for publishing. The applicant stated they would take this away and provide a month and year for their Development Consent Order submission.</p> <p>The Inspectorate advised that the applicant needs to publish the programme documents on their website and confirm to the Inspectorate once published.</p> <p>The Inspectorate advised that in the Programme Document months should be used instead of using quarters.</p> <p>The Inspectorate advised the Programme Document should also detail timescales for future meetings with the Inspectorate and key stakeholders to ensuring resourcing can be arranged.</p> <p>The Inspectorate suggested that the next meeting with it should be scheduled after the scoping has been undertaken.</p> <p>The Inspectorate advised that the applicant should review the new pre-application prospectus and make themselves aware of the new pre application templates and advice, these templates could help shape the programme document.</p> <p><u>Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK</u></p> |
| Scoping Report | The Inspectorate advised that for the scoping opinion request should include a contact name and details from the applicant. |
| Consultation | The Inspectorate asked the applicant to start identifying areas in the process where there are strong consultation responses or where general issues arise and highlight any key challenges you are facing to support the pre-application phase. |