

Peak Cluster CCS Pipeline

Section 51 Advice Log Version: 14 August 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant Peak Cluster 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.

Peak Cluster CCS Pipeline – Applicant meeting index

Date of meeting	Meeting overview
29 January 2024	Inception Meeting • Associated development • Protective provisions • Non-statutory consultation and scoping • Compulsory acquisition
01 July 2024	Project Update Meeting • Service tier selection and fast-track suitability
28 October 2025	Pre-application Prospectus
15 December 2025	Project Update Meeting • Scoping and consultation • Scoping • Associated Development • Surveys • Programme Document • Scoping Report • Consultation
12 March 2026	Project Update Meetings • Consultation responses • Programme document • Refinement of order limits • Need case • Draft documents
22 July 2026	Project Update Meetings • Engagement issues and programme changes • Ecological surveys • Section 35 direction • Draft document review

	• Programme Document
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Peak Cluster CCS Pipeline – Log of s51 given to the applicant

Inception meeting: 29 January 2024

Topic	s51 advice given	Applicant regard to s51 advice given
Associated development	The Inspectorate advised the Applicant to review relevant government guidance and seek legal advice regarding the scope of Associated Development proposed to be included within the DCO.	
Protective provisions	The Inspectorate advised the Applicant to consider the potential need for Protective Provisions within the draft DCO and to seek early engagement with relevant parties where issues are identified.	
Non-statutory consultation and scoping	The Inspectorate advised the Applicant to ensure that any non-statutory consultation does not overlap with the Inspectorate's statutory scoping process in order to minimise potential confusion amongst consultees.	
Compulsory acquisition	The Inspectorate requested that the Applicant provide updates at future meetings regarding the anticipated extent of	

	Compulsory Acquisition powers required for the Proposed Development.	
Meeting date: 01 July 2024		
Topic	s51 advice given	Applicant regard to s51 advice given
Service tier selection and fast-track suitability	The Inspectorate advised that the Applicant may move between pre-application service tiers subject to the required notice period. The Inspectorate also advised that the fast-track service was unlikely to be suitable for the Proposed Development given its complexity. The Inspectorate advised that the fast-track service was unlikely to be suitable for the Proposed Development due to its complexity. The Inspectorate also explained that applicants may move between pre-application service tiers subject to the required notification period	
Meeting date: 28 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: 15 December 2025		

Topic	s51 advice given	Applicant regard to s51 advice given
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.	

Surveys	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. 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.	
Programme Document	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. The Inspectorate advised that the applicant needs to publish the programme documents on their website and confirm to the Inspectorate once published.	

	The Inspectorate advised that in the Programme Document months should be used instead of using quarters. 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. The Inspectorate suggested that the next meeting with it should be scheduled after the scoping has been undertaken. 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. Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK	
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.	
Meeting date: 12 March 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
Consultation responses	The Inspectorate advised that consultation materials and communications should clearly direct consultees to submit their responses to the applicant, rather than to the Inspectorate, to ensure the applicant has full visibility of issues raised. It further advised that future consultation should give particular attention to addressing concerns about the adequacy of consultation and stressed the importance of being explicit with councils about where their consultation responses should be sent.	
Programme document	The Inspectorate advised that all pre-application activities should be clearly included in the programme document timeline, including draft document review, if required, and any future meetings with the Inspectorate. The Inspectorate clarified that dates included within the programme document are not fixed commitments but are primarily used to support the Inspectorate resourcing	

	and ensure appropriate availability based on anticipated topics. The Inspectorate also noted that consultees may be unclear about what exactly is being consulted on at each stage. It suggested using the programme document to explain what consultation is taking place and what information is being provided at different stages of the project. It also reminded the applicant that the programme document is for all parties to obtain information. The Inspectorate advised that the programme document should clearly explain how the programme will progress and highlight any changes made as a result of consultation. The Inspectorate asked to be notified promptly of any changes to submission dates. It also advised that invoicing would commence from 1 April and noted that information on fee increases is available on the Inspectorate website. The Inspectorate also reminded the applicant that a minimum of three months' notice is required if changing service tiers.	
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	The Inspectorate encouraged the applicant to review the pre-application prospectus in full, use the available templates and guidance, and ensure that any additional planned work is reflected within the programme document.	
Refinement of order limits	The Inspectorate advised that the applicant should consider if any changes to the red line boundary may result in the need to consult additional bodies. Where changes to technology are being considered, the potential environmental impacts and implications of changes should be assessed. The Inspectorate referenced a project that required rescoping due to changes to the red line boundary which were much larger than had originally been scoped. The Inspectorate advised that, if there is any concern, legal advice should be sought.	
Need case	The Inspectorate queried how the need case would be addressed in relation to facilities that rely on an existing pipeline. They advised that the need case should clearly explain who will continue operations beyond 2042.	

	The Inspectorate advised the applicant to discuss with their legal team the implications of the 2042 deadline for mineral operations.	
Draft documents	The Inspectorate advised the applicant to use the draft document service strategically by submitting documents that are close to a final position, particularly where there are novel or complex elements, to maximise the value of feedback. The applicant should be clear about what they want to achieve from the service, allow sufficient time for the Inspectorate to review, reflect this in the programme, and provide advance notice to support resourcing, noting that the service is optional and paid for by the applicant. The Inspectorate also noted that the pre-application prospectus provides clear information on which draft documents the Inspectorate will review and suggested the applicant review the benefits.	
Meeting date: 22 July 2026		
Topic	s51 advice given	Applicant regard to s51 advice given

Engagement issues and programme changes	The Inspectorate asked to be kept updated on local authority engagement issues and programme changes.	
Ecological surveys	The Inspectorate asked for an update on the progress of ecological surveys at the next project update meeting.	
Section 35 direction	The Inspectorate asked the applicant to keep it informed on the progress of the section 35. The Inspectorate suggested that the applicant reviews the Planning and Infrastructure guidance with regard to notification under section 46 and any further notifications that may be required if changes resulted in a materially different application (see para 2.8 of the Guidance on preparing an application: Part 1).	
Draft document review	The Inspectorate suggested that in addition to the project description, the applicant should consider submitting the Habitat Regulations Assessment (HRA) Report and Book of Reference for review, to get the most out of the draft documents.	
Programme Document	The Inspectorate noted that the programme document had been prepared prior to the Planning Infrastructure Act coming into force	

	however advised the applicant to remove mention of statutory consultation and the adequacy of consultation milestone. The Inspectorate also reminded the applicant of the need to publish the updated programme document on its webpage and to provide it to the Inspectorate for feedback.	
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[Project name] – 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