Planning Inspectorate

Humber Carbon Capture Pipeline - EN0710003
Net Zero North Sea Storage Limited

Section 51 Advice Log
Version: 16 November 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant (Net Zero North Sea Storage 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.

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Date of meeting	**Meeting overview**
31 October 2024	Review of programme document and feedback
14 November 2024	Project Update Meeting
12 May 2025	Project Update Meeting
11 September 2025	Project Update Meeting
03 February 2026	Project Update Meeting
22 April 2026	Project Update Meeting
17 July 2026	Advice in relation to amendments to the Planning Act 2008 (PA2008)
04 August 2026	Project Update Meeting
05 August 2026	Advice regarding draft application documents
25 August 2026	Post Meeting Advice
20 October 2026	Project Update Meeting
16 November 2026	Advice regarding Mitigation Package

Humber Carbon Capture Pipeline – Log of s51 given to the applicant		
Review of programme document: 31 October 2024		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
General	The Programme Document should be published on the Applicant's website.	
Timing of scoping request	The Inspectorate notes the proposed programme for scoping is Q4 2025. Please note that consultation bodies only have 28 days to respond to the Planning Inspectorate's consultation on the scoping report therefore the Applicant should consider the timings and the potential impact of holiday periods to affect consultation bodies capacity to respond, and the possible risks this may pose to the scoping process.	
Project programme	The Applicant should ensure there is a sufficient gap between the receipt of the scoping opinion and the start of the statutory consultation, to ensure that consultation materials are sufficiently detailed/accurate.	
Draft document review	There is no reference to the submission and review of draft documents in the current	

	programme. Six weeks should be allowed for the Inspectorate to review the documents and provide feedback. The Applicant should consider the best time to provide draft documents in line with the Inspectorate's published pre-application guidance and provide advanced notice to the Inspectorate of its intention. There should be sufficient time after PINS feedback for the Applicant to address comments before the submission of the application.	
Statement of Community Consultation (SoCC)	It would be helpful if the programme for preparation of the SoCC, consultation on the SoCC and consideration of any feedback, is separated.	
Consultation and Adequacy of Consultation Milestone (AoCM)	The Applicant should consider whether the programme contains sufficient time to include a targeted consultation, after statutory consultation and ahead of the application submission, should this be required. The timing of the AoCM notification should also be re-considered should this take place.	
Main issues	The Inspectorate acknowledges the Applicant's place holder for the main issues for resolution and how to address them. It would also be helpful to provide high level information about engagement with stakeholders on these topics. This should be	

	updated following the close of the non-statutory consultation.	
Project Update Meetings with the Inspectorate	It would be helpful to include timescales for when the Applicant considers these to be helpful/necessary.	
Evidence Plan meetings	The Inspectorate requires 6 weeks' notice to participate in Evidence Plan meetings and potential dates for these should be included in the Programme Document.	
Pre-application risks	The Inspectorate acknowledges the Applicant's place holder for pre-application risks. This should be updated following the close of the non-statutory consultation.	
Engaging with Statutory Consultees and Local Planning Authorities (LPA's)	It would be helpful if this included details regarding any intended financial support agreements, such as Planning Performance Agreements (PPAs) and any risks to ongoing engagement. It would be helpful to include the views of LPA's when producing the AoCM.	
Meeting date: 14 November 2024		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**

Project Update	The Inspectorate advised that the Applicant should consider Planning Performance Agreements (PPAs) with Local Authorities that address the whole process as it will be beneficial to address resourcing risks within the Local Authorities.	
Non-statutory Consultation	The Inspectorate highlighted the importance of starting conversations with Statutory Parties early regarding protective provisions as this can help to limit the time spent on this during examination. The Applicant may benefit from being aware of the Design Principles Advice Notes published on the National Infrastructure Planning website. Examining Authorities will be taking this into account during Examinations along with the National Policy Statements (NPS). The Inspectorate also confirmed that advice regarding linear projects is currently being drafted and is expected to be published to the National Infrastructure Planning website in early 2025. As there is no confirmed publication date, the Applicant may wish to monitor this. The Inspectorate explained that the document covers the types of things that have caused complications in recent examinations and what Examining Authorities will be looking for in Examinations moving forwards.	

	The Applicant advised that their land agents are starting to communicate with the Crown Estate. The Inspectorate reiterated the importance of engaging and working towards agreements early to mitigate the risk going into Examination.	
EIA Scoping Report	The Inspectorate advised that a review of the draft PEIR would not be possible, but a future pre-application meeting could be held to have a discussion regarding this point. The Inspectorate highlighted the importance of mirroring the wording used within a draft Schedule of Commitments and the Environmental Statement. Discrepancies between the documents can lead to confusion during reviews. The Inspectorate advised against submitting the Scoping Report in mid to late December due to limited engagement likely from Local Authorities and Parish Councils due to the Christmas holidays, resulting in limited resources. Legislation sets out the requirement to complete the review of the Scoping Report within 42 days of receipt, so it cannot be submitted early to be started at a later date. The Applicant is required to submit the GIS shape file at least 10 working days prior to the Scoping Report, to allow time for the	

	consultation bodies to be identified. If the Scoping Report is submitted in January, then a longer period than 10 working days would be beneficial to accommodate limited resources within the Inspectorate, over the Christmas holidays. The Inspectorate advised that if the Applicant plans to use a file transfer website for the Scoping Report, that a trial is conducted prior to the submission, to ensure the Inspectorate can access files successfully. The Inspectorate requests that the Applicant confirms the name and address they would like to use as this will assist the Inspectorate when sending out consultation letters.Additionally, the Inspectorate requests that the Applicant checks for confidential information and flags this to the Inspectorate, also avoiding unredacted personal data such as signatures to limit required redactions. Finally, the Inspectorate requests that the Applicant includes the reg8 notification that they intend to submit an Environmental Statement.	
Programme Document Update	The Inspectorate requested that the Applicant provides more specific dates, the closer it gets to key milestones as this will assist with resourcing.	

	The Inspectorate advised the Applicant to clearly demonstrate how the mitigation hierarchy has been applied. This can help to minimise the amount of questions that are raised on this matter during the Examination.	
Draft Documents	The Inspectorate advised that the more finalised draft documents are, the more substantive the advice provided to the Applicant can be. Further discussions regarding draft documents can be had at the next update meeting.	
Future Meetings and Advice	The Inspectorate explained that the six pre-application meetings need to be consistent across projects and therefore longer meetings may not be possible. The Inspectorate advised that providing the meeting slides ahead of future update meetings could improve the efficiency of the meeting and ability to cover all agenda items within the hour.	
Meeting date: 12 May 2025		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**

Update on Project Programme	The Inspectorate reminded the applicant of the requirement to submit the s46 notification to the Inspectorate on behalf of the Secretary of State either before or on the date on which the statutory consultation commences. The Inspectorate advised that when working with Ofgem, it is important to express the timeline that the applicant needs to adhere to, to ensure the consultation process and the consenting process timeframes are met. It is important to communicate when engagement is needed within the programme to ensure the programme can be maintained as much as possible. The Inspectorate encouraged the applicant to provide well progressed versions of documents for the draft documents review, to enable more meaningful comments from the Inspectorate. For example, if submitting a draft consultation report, the applicant should consider including examples to evidence how it will demonstrate regard to consultation responses, statutory advice and guidance. The applicant should ensure sufficient time between receiving the Inspectorate's comments on the draft documents, before submitting the Adequacy of Consultation Milestone Report (AoCM). The applicant	

	may also wish to review recent projects that have submitted AoCMs and the feedback that has been issued by the Inspectorate. The applicant should submit all draft document together for the 6-week review, rather than staggering the documents. The Inspectorate requested that the applicant attempt to narrow the programme dates down to a particular month, rather than quarters to assist other parties in organising their resourcing and to improve their ability to engage with the project. It also helps the Inspectorate record data more accurately.	
Overview of SoCC and Update on Plans for Statutory Consultation	The Inspectorate encouraged the applicant to ensure as much engagement with Local Authorities possible and determine what they would find helpful at an early stage. This can then be included in the Statement of Community Consultation (SoCC). This includes what information the Authorities would consider would be helpful for the applicant to include in consultation. The applicant should provide as much information as possible during statutory consultation to assist with understanding the project, thus enabling parties to make meaningful contributions. The good design	

	advice page explains how use of visual tools can assist in this matter.	
Compulsory Acquisition and Protective Provisions Update	The Inspectorate highlighted the importance of progressing as many land agreements, and protective provisions, as possible ahead of the submission of the application. This could assist a smoother examination**.** **Post Meeting Note**: a new detailed Land Rights Tracker has been added to the pre-application prospectus and the Inspectorate encourages the applicant uses this and present it as an application document (Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK). It would also be helpful if the applicant shared the Traffic Assessment with National Highways and the local highway authorities as early as possible ahead of the submission of the application to assist a smoother examination in due course. The Inspectorate also advised the applicant to clearly explain the project's relationship with the offshore elements, including relevant timescales.	
Mitigation Hierarchy	The Inspectorate advised the applicant of the importance of clearly demonstrating how the mitigation hierarchy has been applied	

	and that the approach has been agreed with the relevant statutory bodies.	
Meeting date: 11 September 2025		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Update on project programme (inc programme document)	The Inspectorate advised that when notifying the Secretary of State under Section 46, the applicant should aim to send the notification one to two weeks in advance of the statutory consultation start date to allow the case team to review compliance with the legislation and troubleshoot any issues. The Inspectorate also reiterated the value of providing a month (not just a quarter) when confirming programme dates to assist statutory consultees and the case team with resourcing.	
Update on preparation of Preliminary Environmental Information Report (PEIR) and ongoing work to address scoping feedback	The Inspectorate confirmed that scoping opinions are not updated with late consultation responses. It advised that any late scoping responses should be reflected in the PEIR and the subsequent Environmental Statement.	
Overview of plans for statutory consultation	The Inspectorate advised that the applicant should include a copy of the Secretary of State acknowledgement of the s46	

	notification as part of the consultation report evidence base. The Inspectorate requested advance sight of the s46 notification and associated consultation materials (e.g. Non-Technical Summary, Statement of Community Consultation (SoCC), consultation brochure, notices, and website link) so the case team can run basic compliance checks. The Inspectorate suggested considering how to demonstrate regard to feedback to ensure people had a clear understanding about changes to the project since consultation. This would ensure informed relevant representation and assist with the early identification of examination issues. The Inspectorate noted comments on the draft SoCC regarding the location of events and reminded the applicant to clearly set out their regard and rationale for any decisions to the contrary, within their consultation report.	
Update on lands progress	The Inspectorate reminded the applicant to use the up-to-date Land Rights Tracker from the pre-application prospectus and populate it as heads of terms are issued. The Inspectorate requested an update on the number of landowners/legal groups	

	identified at the next meeting and welcomed any feedback on the tracker's usability.	
Review of other S51 advice	The Inspectorate advised that Planning Performance Agreements (PPAs) should be considered for post-decision activity (for example, discharge of requirements) to ensure local authorities have resource capacity, and that protective provisions and land agreements should be progressed early to reduce overall programme risk.	
Updates around DCO process, guidance and legislation	The Inspectorate confirmed that draft application documents should be submitted together in one batch for a comprehensive 6-week review. The applicant should also seek legal advice on implications where Town and Country Planning Act (TCPA) consents (e.g. Horizontal Directional Drilling (HDD) trial infrastructure) may interact with Development Consent Order (DCO) compulsory acquisition powers and review relevant recent Secretary of State decisions (for example, Mona) where consistency issues arose.	
Meeting date: 03 February 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**

Update on project programme (inc programme document)	The applicant asked whether the draft documents could be provided in two stages as several draft documents could be prepared earlier, therefore potentially front-loaded and issued for review sooner. The Inspectorate advised that the Development Consent Order (DCO) should be submitted together with its core supporting documents such as the consultation report. It advised that separating the DCO from these documents would limit the advice the Inspectorate could provide. The applicant then asked whether the planning statement and the design approach document could be combined within a single planning statement. The Inspectorate advised that, while reducing duplication is helpful, the two documents serve different purposes and have different content requirements. It confirmed that cross-referencing between the planning statement and the design approach document is acceptable to demonstrate how policy considerations and other matters inform design evolution. However, it advised that the submission should make clear which content relates to the planning statement and which relates to the design approach document.	

	The Inspectorate also advised that it is helpful for applicants to provide a clear navigational guide in the form of a controlled document. This guide should set out where specific matters can be found across the submission to support efficient review.	
Update on overview of design development	The Inspectorate advised that it is beneficial to invest time during pre-application to ensure that the correct information is available for statutory consultation. It noted that issues are sometimes left unresolved and are then raised during the examination. It encouraged the applicant to continue having direct conversations with landowners, as early engagement can help reassure parties that their views have been heard. The Inspectorate asked whether newsletters were being produced as part of the applicant's engagement activity. The applicant confirmed that newsletters had not yet been produced. It explained that it had been maintaining information on its website but now needed to plan useful updates and encourage people to subscribe for notifications. The Inspectorate advised that it is helpful for applicants to maintain a set of frequently asked questions on their website. It added	

	that providing clear links to specific information on key issues can make information more accessible to the public.	
Update on lands progress	The Inspectorate advised that the applicant does not need to provide a detailed land and rights negotiations tracker during the earlier stages of pre-application but it is expected for the applicant to regularly update the tracker throughout the process to avoid incomplete information near/at point of submission. The Inspectorate advised that it would be helpful for the applicant to provide headline information from its land tracker during pre-application. This could include the number of key land interests engaged during the process, progress made in negotiations, and the applicant's overall position on land agreements. The Inspectorate also noted positively that the applicant is already in early negotiations with Crown land and confirmed that this early engagement is beneficial.	
Update on Issues Tracker	The Inspectorate noted that several issues shown as green in the applicant's tracker were still subject to ongoing work. It advised that, until these matters are formally agreed	

	and signed off, it may not be accurate to record them as green, and therefore the RAG definitions should reflect this. The Inspectorate suggested that the applicant use 2 columns in the tracker for the RAG status, setting out “what the expectation is by submission” and “where you are now”. It advised that this would assist in understanding progress and would provide clearer visibility of how issues are moving toward resolution. The Inspectorate advised that gaining clarity on outstanding issues at this stage would support the examination process and assist the Examining Authority in understanding the position of the applicant and others.	
Next meeting	The Inspectorate advised the applicant to consider the key questions it would like answered through the draft document review. It suggested that, if the applicant has identified matters arising in other examinations or has questions about the approach taken in past projects of a similar type, these should be raised proactively at this stage. The Inspectorate advised that reflecting on what Examining Authorities have previously highlighted in comparable examinations may help the applicant refine	

	its approach and ensure that any recurring or anticipated issues are addressed early.	
Meeting date: 22 April 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Programme Update	The Inspectorate advised that, in line with current government guidance, the pre-examination period should not exceed 5 months, and for most cases the Inspectorate is aiming to hold the Preliminary Meeting within 4 months from acceptance. Applicants are encouraged to ensure that all application information is as complete as possible to enable an efficient pre-examination and examination process.	
Overview of Design Development/ Change Control Process	Noting that there could be more than one option for the AGI and pump facility location at the point of application, the Inspectorate advised that the draft DCO should contain wording to restrict construction to a single location. Post meeting note: The applicant clarified in the meeting that there is the potential for the River Humber to be crossed by tunnelling if Horizontal Directional Drilling (HDD) is first undertaken but subsequently fails. The draft DCO would not restrict the applicant to just	

	one construction option. The Inspectorate advises that the ES should therefore assess the potential environmental effects of both of these design options taking place sequentially (as opposed to assessing the worst case scenario of just one option).	
Targeted Consultation	The Inspectorate asked whether the applicant intends to undertake targeted consultation with directly affected landowners. It also advised the applicant to review whether any additional parish councils or statutory consultees would be engaged as a result of the proposed minor amendments to the Order Limits, to ensure that all relevant parties are appropriately consulted as part of the targeted consultation exercise.	
Focus on Draft Documents Review	The Inspectorate advised that its ability to provide meaningful advice for the first set of documents would be limited in the absence of a draft DCO. In relation to the Environmental Statement (ES), the Inspectorate advised that the pre-application prospectus allows for the review of the ES Project Description chapter as well as the Habitats Regulations Assessment (HRA), or the HRA could be swapped for another ES chapter.	

	The Inspectorate advised that, subject to receiving advance notice of the submission of draft documents, including where this coincides with the summer holiday period, it would be able to plan resourcing accordingly and aim to complete its review within approximately six weeks. The Inspectorate further advised that where the applicant is aware that additional work is required on any draft documents, this should be denoted to ensure that the Inspectorate does not provide comments on areas that are acknowledged to be incomplete.	
Update on Lands Progress	The Inspectorate advised that it may be helpful for the applicant to provide an example of the land and rights tracker at this stage of pre-application, rather than later. It explained that early sight of the tracker would allow it to be structured and presented in a manner that is clear and accessible for the Inspector, supporting more efficient consideration at that stage. It also signposted the applicant to ongoing projects such as 'Norwich to Tilbury' and 'Sea Link' for examples of compulsory acquisition status.	
Programme Document and Issues Tracker	**Post-meeting advice:** the Inspectorate received a copy of the applicant's updated Programme Document, which follows the	

	expected content set out in the government's pre-application guidance and Inspectorate's Pre-application Prospectus. However, it is helpful if applicants can provide a high-level summary of its view of the landscape, environmental, and/or built heritage features and constraints in or near the site in the 'main issues' section and the activities it proposes to undertake to resolve them (such as agreeing with relevant statutory undertakers the correct methodology to be used and the scope of assessment and mitigation needed). Please see the Programme Document for One Earth Solar which provides a good example. This high-level information will provide the Inspectorate and others with a quick understanding of the constraints and designations in the area, the likely impacts arising from the proposed development, and the issues that need to be resolved before the application is submitted for acceptance. The Issues Tracker will then add further detail as to the progress of the applicant's discussions with the statutory parties on these topics and RAG rated them accordingly, along with indicating what control documentation and / or mitigation is likely to be needed for examination.	

	In respect of the applicant's Issues Tracker, the Inspectorate provides the following feedback - **General comments** • The applicant is encouraged to provide clearer evidence, within the tracker, of where agreement has been reached with statutory consultees on assessment methodologies, survey scope and mitigation measures. While ongoing engagement is noted across many topics, the extent of agreement is not always explicit. This information will be important to demonstrate that the application is sufficiently advanced and supported by consultation outcomes. • For a number of issues, the tracker identifies that matters are "under discussion" or expected to be resolved before examination. The applicant should seek, where possible, to secure agreement prior to submission, or clearly explain any deviations from consultee advice. This will help facilitate an efficient acceptance stage and examination. • The use of RAG status is welcomed; however, the accompanying narrative	

	should more consistently explain the key risks, outstanding actions and timescales for resolution, particularly where a “Red” or “Amber” status remains. **Detailed points** • Continue to evidence how interactions with other developments, utilities and landowners are being minimised through design evolution and, where possible, agreed protective provisions and clearly explain how the Humber HDD trial outcomes will inform the ES/design envelope and ongoing consultee. • Secure and clearly record agreements (or justified divergences) with relevant consultees on survey scope, assessment methodologies, significance criteria and mitigation across ecology/HRA, and the extent of heritage assessment/mitigation for assets and settings. • Progress draft deemed Marine Licence provisions and wider Protective Provisions and demonstrate engagement and emerging agreement on key drafting principles with the MMO and other relevant parties ahead of submission.	

	• Demonstrate meaningful progress with Crown and other land interests and ensure the forthcoming land and rights tracker substantiates the justification and proportionality for compulsory acquisition and temporary possession powers. An updated Issues Tracker should clearly capture progress made, agreements reached and remaining areas of dispute, demonstrate alignment (or justified divergence) with consultee positions; and provide confidence that the application is sufficiently mature for acceptance and examination. This will assist the Inspectorate and relevant statutory parties in understanding the key issues and the likelihood of their resolution within the statutory process.	
Review on Other s51 Advice	The Inspectorate reminded the applicant of the importance of continuing to progress negotiations with The Crown Estate throughout the pre-application period, noting that maintaining momentum on these discussions can help to reduce risks and support a more efficient examination process.	
AI guidance	The Inspectorate also drew attention to its recently published guidance on the use of	

	Artificial Intelligence (AI), advising the applicant to ensure that this guidance is taken into account where AI tools are used. It emphasised that any use of AI should be clearly identified and transparently explained within the submission.	
Biodiversity Net Gain (BNG)	The applicant queried how the upcoming Government guidance on BNG in November will affect the project. The Inspectorate could not advise any additional guidance at this stage except for what has already been published and would advise accordingly once more information is made available.	
Next Meetings	The Inspectorate also noted that further discussion could take place at the next meeting regarding the new application portal that is due to go live, as well as the latest Government guidance anticipated in June. It also advised that meetings for the draft documents feedback should be scheduled ahead of time to ensure availability of all people involved in the review process.	
Any other business	The Inspectorate advised that the applicant may find it helpful to review other linear projects currently progressing through examination, to understand the types of questions and issues being raised by Examining Authorities. It encouraged the	

	applicant to consider whether similar matters may arise for this project and to address them, where possible, in advance of submission to help reduce risks during examination. In relation to archaeology, the Inspectorate advised the applicant to review recent guidance produced by the Chartered Institute for Archaeologists on solar farm developments. While noting that the guidance does not directly relate to the current project, it suggested that it may nevertheless contain useful information on archaeological processes, methodologies and approaches to trial trenching that could be relevant.	
Advice date: 17 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 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	
Advice date: 04 August 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Amendments to Planning Act 2008/ new Application Portal	The applicant sought clarification on the implications of recent changes to legislation and guidance in respect of the new requirements for notifying the Secretary of State and others about a proposed application under section 46 of the Planning Act 2008, including whether notification should now be given to host local authorities and the Marine Management Organisation (MMO) in a revised notice?	

	Post-meeting advice: The Inspectorate advises that applicants who have already served notice under s46 of the Planning Act 2008 before the commencement regulations came into force on 24 July 2026, are not required to resubmit their notification. Regulation 6 of The Planning and Infrastructure Act 2025 (Commencement No.4 and Transitional Provision) Regulations 2026 (beneath the sub-heading 'Transitional provision in relation to section 7 of the 2025 Act'), states that where "an applicant has notified the Secretary of State of a proposed application under section 46 (1) of the Planning Act 2008 before the date on which sections 5, 6 and 7 of the 2025 Act come into force, section 55 of the Planning Act 2008 is to be read as if paragraph (3)(ca) is omitted". The Inspectorate interprets this as meaning that there is no requirement for applicants to have notified the host local authorities and the MMO (where relevant) where s46 notification was made before 24 July 2026. However, it is for applicants to decide, based on obtaining their own professional advice, as to whether renotification under s46 is needed, taking account of the government's guidance and the extent of any changes made to the proposed	

	development. See in particular, paragraph 2.8 of the 'Planning Act 2008: Guidance on preparing an application: Part 1 - Pre-application steps', which states that once an applicant "has submitted a notification, the expectation is that further notifications will not be required in response to changes to the proposed DCO application", *unless* such changes "would result in a materially different application". In those circumstances, the guidance states that "applicants should re-notify the Secretary of State and others", as detailed in guidance and legislation. In addition, where "changes to a proposed DCO application would involve a change to the host local authority or authorities (for example, resulting from a change to the Order Limits of the proposed DCO application)", the guidance states that "applicants should notify the newly affected host local authority or authorities". The Inspectorate also advised the applicant to review the updated section 55 acceptance checklist to ensure that the proposed approach aligns with the new legislation at the point of 'acceptance'. In addition, the Inspectorate encouraged the applicant to consider how it intends to submit its consultation findings, such as whether a summary document setting out consultation undertaken may be more	

	appropriate than submitting a full Consultation Report (see paragraph 8.5 of the government's pre-application guidance Part 1). The Inspectorate also added that its new DCO applications portal for submitting applications via its website is expected to go live from September 2026. Details about how to submit an application via the DCO applications portal will be contained in the Inspectorate's letter, to be issued roughly 4 weeks before an application is made.	
Overview of design development	The Inspectorate sought clarification on the extent to which archaeological investigations would be completed prior to examination and whether the outcomes of ongoing fieldwork could result in a need for changes to the application following acceptance. The applicant confirmed that trial trenching would need to continue following acceptance and that the results would be provided through an addendum to relevant application documents. The applicant advised that, subject to land access and further assessment, around 2,000 trial tenches are planned. Trenches are progressing well but will continue beyond acceptance. The Inspectorate reiterated its standard advice that change	

	requests should be avoided wherever possible and the risks they can pose. The Inspectorate advised that the revised guidance promotes a more proportionate examination process and shorter overall timescales for pre-examination (now approximately 4 months) and examination (5 months or less) for the majority of projects. Applicants should therefore be prepared to open Relevant Representations as early as possible and to ensure suitable venues are secured for the Preliminary Meeitng and any initial hearings.	
Update on lands progress	The Inspectorate emphasised the importance of resolving any outstanding matters with the Crown Estate, as far as possible, in advance of examination. The Inspectorate said it would provide separate advice on matters related to the presentation of information on land rights, once the applicant's Land Rights Negotiation Tracker has been received.	
Advice date: 05 August 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**

Advie given regarding draft application documents	View draft documents feedback: Draft document review	
Advice date: 25 August 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
(Draft) Detailed Land and Rights Negotiation Tracker	**Post-meeting advice:** The Planning Inspectorate considers that the 'Detailed Land and Rights Negotiations Tracker' is the right type of tracker for the applicant to use for this project, considering the potential complexity and extent of compulsory acquisition being sought, the inclusion of Crown Land, and the number of statutory undertakers likely to be affected by the proposed development. In relation to Sheet 1 (the 'Status Cat1' tab) of the Tracker, for ease of reference, notes for columns 5 to 14 should also be included in the "Status SU" spreadsheet tab in addition to 1 to 4 already at the top of the sheet. Alternatively, if the applicant decides to rely on the information in 'sheet 1' only, then 1 to 4 already at the top of the sheet should then be deleted. It is noted that the applicant has opted to include all Category '2' Statutory Undertakers in a separate spreadsheet tab.	

	However, while Category ‘1’ Statutory Undertakers are included in the ‘Status Cat1’ tab, these bodies are not marked as Statutory Undertakers. This should be corrected to ensure the status of statutory undertakers in relation to their land interests is clearly denoted. Though the approach to separating Category ‘2’ Statutory Undertakers from Category ‘1’ Statutory Undertakers is not, in itself, incorrect, the Planning Inspectorate advises that it may lead to unnecessary confusion for the appointed Examining Authority, should the application be accepted for examination. Consequently, should the applicant wish to separate Statutory Undertakers from other Affected Persons, the Planning Inspectorate advises that these are not confined to Category ‘2’ only; instead, Category ‘1’ and Category ‘2’ statutory undertakers should be combined.	
Meeting date: 20 October 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
New guidance/ new application portal	The Inspectorate signposted to the recent acceptance of the Lighthouse Green Fuels application under the revised acceptance process. As one of the first projects to be	

	assessed against the new acceptance tests under the amended Planning Act 2008, it may provide a useful point of reference for the applicant when preparing its submission. The Inspectorate reiterated that, as explained in government guidance, it is for applicants to decide what form a summary of pre-application consultation activities undertaken should take, if being submitted as part of the application. The Inspectorate advised that applicants can upload application documents a month before submission on the website through the new application portal, and are encouraged to raise any technical issues with submitting documents early with the Inspectorate. Information on using the portal would be issued to the applicant in due course.	
Draft DCO Documents	The Inspectorate advised that the review process for the second tranche of the applicant's draft documents is expected to take the full six-week period. Topics for the next Project Update Meeting were also discussed.	
Ongoing engagement/ updated issues tracker	The Inspectorate advised that comments on the Issues Tracker would be provided as part of its written feedback on the draft application documents and would focus primarily on matters identified as 'red-rated',	

	as resolution of discussions with statutory parties and securing agreements on the methodology to be used and the extent of assessments and / or mitigation measures needed, should be resolved before acceptance. While some areas may continue into examination, the Inspectorate will want confidence in the application's evidence base to meet the 'satisfactory' test. The Inspectorate sought an update on progress with the Habitats Regulations Assessment (HRA) and discussions with Natural England. The applicant advised that it was in the process of finalising the HRA ahead of further engagement with Natural England and was continuing to seek advice and agreement on the proposed approach to mitigating the permanent loss of functionally linked land (FLL). The applicant explained that mitigation land would not be secured within the Order Limits and would instead need to be provided elsewhere, with some uncertainty remaining regarding the identification and securing of permanent land requirements. The Inspectorate advised that a lack of certainty regarding the quantum, location and suitability of mitigation land could give rise to significant examination questions. The Examining Authority would also likely	

	seek assurances that the implementation of mitigation land can be legally secured. **Post-meeting note**: The Inspectorate recommends that the applicant produces a mitigation package with the following information for submission as part of the application: • evidence of agreement with Natural England of the quantum of mitigation land required • the location(s) of replacement FLL identified • evidence that the replacement FLL locations are ecologically appropriate (with supporting surveys) • a draft outline management plan to govern the implementation, management and monitoring of the mitigation land • a draft section 106 or a letter of in-principle support from landowner, or proof of land ownership by the applicant The applicant is advised to review the examination documents and the Secretary of State first information request for Connah's Quay Low Carbon Power Project, for matters relating to mitigation for the loss of FLL.	

	In relation to archaeological survey work and trial trenching, the Inspectorate advised the applicant to provide clear information within the application documents regarding any agreements reached with relevant parties, together with transparent timescales for the provision of outstanding survey results and any further information expected after submission.	
PINS feedback on requirements or lessons learnt from other projects	The Inspectorate advised that a review of the award of costs guidance by government is expected to take place later this year, as publicised on the government's guidance portal. The Inspectorate had updated all its published Advice pages following changes to legislation in July 2026. The Inspectorate said it was also tracking when the expected updates to the compulsory acquisition guidance by government might take place, expected in 2027, and would advise applicants on timescales for publication where feasible. The Inspectorate advised that interrelationship documents are increasingly being submitted in examinations to provide greater clarity on crossing points, interfaces and potential impacts on assets where Order Limits in applications overlap with other Development Consent Orders and short-listed projects (see the 'Norwich to	

	Tilbury' examination). Interrelationship Reports can provide Examining Authorities with the most up-to-date position on cumulative effects, in addition to the Cumulative Effects Assessment in the Environmental Statement (the evidence of which is subject to a cut-off point). Examinations have also seen a significant number of protective provisions being negotiated between parties towards the end of examination and that securing agreement between parties can be time-consuming. Applicants should seek to secure agreement on protective provisions prior to examination wherever possible, particularly where bespoke provisions are proposed, and be ready to submit Statements of Common Ground (SoCG) on these matters when requested by Examining Authorities. The applicant confirmed that it was continuing to make good progress in negotiating protective provisions with affected statutory undertakers. The Inspectorate further advised that the number of Examining Authority panel members appointed to the examination would ultimately depend on the complexity of the application, extent of interested party interest, and the range of issues identified arising from the proposed development following review of the submitted documents, in compliance with	

	s61 of the Planning Act 2008 and the criteria given in the government's guidance on the pre-examination stage (see section 4 'Appointment of the Examining Authority'). Experience from some linear DCO applications examined this year has shown that the extent of compulsory acquisition material continues to be extensive (some Book of References extend to 15,000 pages) together with numerous SoCGs. While applications are examined on a case-by-case basis, the extent and relevance of SoCGs should remain justified and relevant, that parties agree on the factual information about the proposed development, and that the content clearly addresses the prevalent topics for agreement or resolution. Additionally, improvements to Land and Rights Negotiations Trackers have been requested by some Examining Authorities to help identify relevant matters arising from compulsory acquisition interests and the representations of affected persons. In the future, there is likely to be greater emphasis on accurate mapping data from applicants during examination, with updated data likely to be requested following any change requests. The Inspectorate will review these practices and consider if any changes are needed to its customer-facing advice.	

Advice regarding Mitigation Package: 16 November 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Mitigation Package and application submission	The Applicant asked for clarity as to when the mitigation package should be submitted. The Planning Inspectorate confirmed that it should be submitted as part of the application at acceptance. The extent and acceptability of the mitigation measures proposed, should be agreed with relevant prescribed consultees and submitted as part of the application. Applicants need to ensure that the information submitted in respect of HRA is sufficient enough to meet the test at Regulation 5(2)(g) of the APFP Regulations 2009 and the satisfactory test under section 55 of the Planning Act 2008. The government's guidance on the acceptance stage provides useful information about the extent of Environmental Information expected to be submitted at paragraphs 3.2 onwards. The recent Secretary of State decision on the Botley West Solar Farm is informative (at para 4.289), which states that "Whilst not in effect at the time of submission, the Secretary of State wishes to note for future applications, the recent Planning Guidance 2026 which clearly states that applications	

	should be sufficiently developed before submission including the need for most issues to be resolved during Examination [...]"."	

Humber Carbon Capture Pipeline – Log of s51 advice given to others		
Person s51 advice given to	**s51 advice given**	**Applicant regard to s51 advice given**