

H2NorthEast

Section 51 Advice Log Version: 22 September 2025

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 H2NorthEast Limited 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.

Project name s51 Advice Log - Index	
Date of meeting	Meeting overview
22 September 2025	<ul style="list-style-type: none"> • Introductions • Update on the proposed development • Update on pre-application/non-statutory consultant process • Next steps • AOB

Project name - s51 Advice Library	
Topic	Meeting date: 22 September 2025
Service Level	<p>The Planning Inspectorate advised the applicant that, unless a project is formally withdrawn, it is not possible to pause the pre-application process. As such, pre-application services will continue to be provided and associated fees will remain applicable.</p> <p>The Inspectorate explained that the applicant could request to change its service level to the basic tier, which offers a reduced level of support at a lower cost.</p> <p>The applicant asked about the benefits and limitations of switching service level. The Inspectorate referred to the pre-application prospectus, which outlines the scope of each tier. It was noted that the basic tier includes up to three meetings per year but does not include access to draft document reviews or multi-party meetings. The Inspectorate advised of the three months' notice period set out in the prospectus for a change in tier and advised the applicant to make the request as soon as possible, if a change is likely.</p>
Communication	<p>The Planning Inspectorate encouraged the Applicant to maintain regular communication and to provide updates as the project progresses.</p>
Scoping Report	<p>The applicant asked the Inspectorate whether, if the project was withdrawn and later re-submitted, the original scoping report could still be used or if a new report would be required. The Inspectorate advised the applicant to seek its own advice on this matter, but it is likely that a new scoping report would be necessary.</p> <p>The Inspectorate agreed that the quality and relevance of the scoping report is time limited, and highlighted that as time passes, the applicant may need to consider updating the information.</p>