

Lincolnshire Reservoir Project

Section 51 Advice Log Version: 9 September 2026

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

Lincolnshire Reservoir Project – Applicant meeting index	
Date of meeting	Meeting overview
05 October 2022	Inception Meeting
09 May 2023	Project Update Meeting
05 March 2024	Project Update Meeting
30 July 2024	Project update Meeting
06 December 2024	Section 51 advice regarding the Programme Document
23 July 2025	Project Update Meeting
23 October 2025	Pre-application Prospectus update
09 June 2026	Project Update Meeting
16 July 2026	Email advice regarding Planning and Infrastructure Act 2025

Lincolnshire Reservoir Project – Log of s51 given to the applicant

Meeting date: 05 October 2022

Topic	s51 advice given	Applicant regard to s51 advice given (Aug 26)
Scoping Submission	The Inspectorate advised the applicant to have additional meetings with the Inspectorate in advance of the scoping submission, which will be helpful to have a greater idea on what the content will look like.	The Applicant agreed this would be beneficial. Given delays to the project, this meeting is planned for early 2027; timing of the meeting to be finalised when the submission date for the Scoping Report is confirmed.

Meeting date: 09 May 2023

Topic	s51 advice given	Applicant regard to s51 advice given (Aug 26)
Rapid Gateway Process	The Inspectorate confirmed that it is in conversation with OFWAT about the RAPID Gateway process and requested the applicant provides further updates about the progression with the process.	The Applicant agreed this would be beneficial. The next update on this is planned to be provided at the February 2027 meeting.

Meeting date: 05 March 2024

Topic	s51 advice given	Applicant regard to s51 advice given (Aug 26)
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Timing of EIA scoping	The Inspectorate advised that submission of the two scoping requests in parallel may affect the ability of some EIA consultation bodies (those who are consultation bodies for both projects) to respond to the Inspectorate's statutory scoping consultations. The applicant confirmed it had ongoing engagement with key stakeholders (many of whom have separate teams set up for each project) and would continue to update them regarding the applicable timescales. The applicant confirmed it would consider the possibility of phasing submission of the scoping requests to minimise any potential issues. The applicant would keep the Inspectorate informed as the submission timescales become further refined.	This was an issue when the Fens Reservoir and Lincolnshire Reservoir projects were progressing in parallel. The Applicant has since deliberately staggered the two projects such that the Scoping Reports for the two projects will be submitted more than two years apart.
Meetings	The Inspectorate advised that if the applicant wishes, it would be able to attend HRA Evidence Plan Steering Group meetings. The Inspectorate was unable to attend expert topic group meetings.	This was an issue that was particularly relevant to the Fens Reservoir project rather than the Lincolnshire Reservoir project. The two projects were being discussed in the same meeting at this point. This advice is nevertheless noted and will be considered as the project team assesses HRA risks.
Meeting date: 30 July 2024		

Topic	s51 advice given	Applicant regard to s51 advice given (August 2026)
Post meeting notes - PINS level of service: Expression of Interest in the new pre-application services provided by The Inspectorate	The applicant asked the Inspectorate whether the Issues Tracker would be published and if there was any flexibility in terms of the period of two years for enhanced or standard service tiers at pre-application stage. In response, the Inspectorate advises that the Issues Tracker would not be published under the current procedures at the pre-application stage. However, as stated in the 2024 Pre-application Prospectus, the issues tracking process would culminate in a list of Potential Main Issues for the Examination (PMIE) which would be entered into the examination as an application document. The Inspectorate also confirms that there is flexibility to the two-year period at pre-application. Regarding the Evidence Plan Process, the applicant queried whether it could request attendance by a topic expert from the Inspectorate to help resolve an outstanding issue at a specific Steering Group/ Expert Topic Group meeting (for example, a Water Framework Directive expert). For enhanced tier projects, the Inspectorate's Environmental Services Team and/ or an	This advice is noted. It is noted that the tiers of service for the two projects are different; the Lincolnshire Reservoir project is not on the enhanced tier.

	Examining Inspector would attend, dependent on the stage in the process and agenda items/ issues being discussed. For standard tier projects, this would be the Inspectorate's Environmental Services Team only. Any such requests from the 2 applicant would be considered by the Inspectorate in terms of available resource at the time of the request. The applicant queried how many meetings the Inspectorate can attend as part of the Evidence Plan Process. The Inspectorate confirmed that for enhanced tier projects, it can attend up to eight meetings and for standard tier projects, up to five meetings. The Inspectorate's attendance at the meetings can be a mix of steering group and Expert Topic Group meetings. The stated limit of meetings is per annum, but subject to resource availability and the expectation is that advanced discussions would be held with the applicant and relevant statutory bodies to agree which meetings it would be most valuable for the Inspectorate to attend. The 2024 Pre-application Prospectus differentiates between multiparty meetings within the Evidence Plan Process and outside of the Evidence Plan Process and so these are addressed separately. Where multiparty meetings are held in relation to Evidence Plan matters, these would count	
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	towards the stated limit of Evidence Plan meetings (for enhanced tier projects, up to eight meetings per annum and for standard tier projects, up to five meetings per annum). Where the Inspectorate is requested by the applicant to attend multiparty meetings outside of the Evidence Plan process, these would count towards the limit of meetings with the Planning Inspectorate (see 'Meetings and interactions' in the Prospectus - for enhanced tier projects, up to nine meetings per annum and for standard tier projects, up to six meetings per annum).	
Programme Updates	The Inspectorate suggested the applicant considers the Christmas period when determining appropriate consultation dates and DCO submission dates. The Inspectorate requested the applicant provides a separate programme timeline update for each project to aid resourcing.	The Applicant has considered the Christmas period when determining consultation periods and the overall project programme; and will continue to do so. The Applicant has now split the two projects and discusses each in separate meetings with the Inspectorate. A separate Programme Document is available for the Lincolnshire Reservoir project on the project website and is updated periodically.
Forward programme of engagement	The Inspectorate requested further information from the applicant on the potential need for utilising section 53 of the PA2008, as discussed at the previous	This advice is noted.

	project update meeting. The applicant confirmed that it had been engaging with landowners well and had achieved the required access so far. The applicant advised that the preference would always be to seek access by agreement and section 53 request(s) would only be made if needed. The applicant will keep the Inspectorate updated in this regard.	
Advice date: 06 December 2024		
Topic	s51 advice given	Applicant regard to s51 advice given (August 2026)
Section 51 advice regarding the Programme Document	Programme document feedback issued	The Programme Document for Lincolnshire Reservoir was developed with awareness of this feedback, although some of the feedback was more applicable to the Fens project and tier of service than the Lincolnshire Reservoir project and/ or is now out of date due to changes in legislation and policy since the advice was provided (e.g. advice on the Preliminary Environmental Information Report, which is no longer required following the introduction of the Planning and Infrastructure Act 2025).
Meeting date: 23 July 2025		
Topic	s51 advice given	Applicant regard to s51 advice given

Service Tier	The Inspectorate conveyed that most solar projects are subscribed to its basic service tier and most reservoir projects are on its standard tier. The Inspectorate advised that the standard tier was appropriate for the Lincolnshire Reservoir project. The applicant queried the appropriateness of the tier given they were not fully engaging in the pre-application services presently. The Inspectorate advised the applicant that it could decide to change level of service to 'basic' and/or 'enhanced', however they must provide the Inspectorate with 3 months' notice. The Inspectorate noted, however, that the applicant should consider what is appropriate for its project and make this clear in its programme document. The Inspectorate advised that if the applicant does not subscribe to a tier then it will not consider the project as registered with the Inspectorate, which could lead to the project page being de-registered and/or removed from the National Infrastructure website.	The Lincolnshire Reservoir project had been registered for the Planning Inspectorate standard tier of service since 2024, but given the project had been deliberately staggered to reduce overlap with the Fens Reservoir project, limited advice had been sought on the project in the year between July 2024 and July 2025. In July 2025, it was forecast that the same would be true until end 2026 due to the Scoping Report not intended for submission until 2027. This was behind the decision to select the basic tier whilst the project remained in the early stages of development. The Applicant will revisit the tier of service and consider whether a change of tier should be requested as the project progresses. The Applicant notes that any change to tier of service would require 3 months notice and may not be granted by the Inspectorate.
Invoicing Periods	The Inspectorate explained that the applicant would be invoiced in six-month periods and that it was up to the applicant to determine how to utilise the service during each period. This would typically occur twice a year, in April and October.	This advice is noted. The Applicant has paid invoices due to the Inspectorate for the service tier. A change to the tier of service was requested for the project in August 2025 due to the long project timescales; this change was agreed by the Inspectorate.

	It advised that if fees were not paid, the Inspectorate will not provide the pre-application service. The applicant speculated whether it could voluntarily put the project on hold due to it not requiring services from the Inspectorate during the next invoicing period. The Inspectorate advised against this approach as the applicant must confirm a service tier to avoid the project being deregistered, which could cause confusion for stakeholders and the public, should the project be removed from the National Infrastructure website. The Inspectorate advised that the applicant could request going to 'basic' service tier level, providing reasoning for this decision and also reflecting this within their programme document. The applicant should also consider the risks associated to the service provided at this level from the Inspectorate. Following a formal request of service tier change, 3 months in advance, the Inspectorate would decide if it deemed the decision appropriate for the project.	
Programme Document	The Inspectorate advised the applicant to include any future project update meetings within its programme document to ensure adequate resource is available from the Inspectorate to provide effective advice at the meeting.	The Applicant agrees that the Fens Reservoir Programme Document contains a greater level of detail due to the greater information requirements and greater resource need from the Inspectorate for this tier of service. It is also noted that the Fens

	The Inspectorate encouraged the applicant to refer to the Fens Reservoir project's programme document as a good example of the level of detail and structure the Inspectorate expects. The applicant noted that the Fens programme document was prepared for a project under the 'enhanced tier' so includes details on elements with the Inspectorate that would not be relevant to the Lincolnshire project, which is currently at an earlier stage in the process and on the 'standard' tier. The Inspectorate also advised the applicant to review the advice provided on the Fens Reservoir project's programme document for further guidance. The applicant was also encouraged to make their programme documents publicly available.	Reservoir project is further developed than the Lincolnshire Reservoir Project. The Applicant is revisiting the Programme Document to provide updates and further information as the project progresses. The Programme Document is available on the Lincolnshire Reservoir website.
Temple Oaks Renewable Energy Park Project	The Inspectorate informed the applicant that the Temple Oaks Renewable Energy Park project has officially been withdrawn from the Inspectorate's pre-application service.	This advice is noted. The Lincolnshire Reservoir project team has discussed this project with the applicant given that the proposed project is relatively close to the reservoir; with the proposed grid connection located to the south of the A52. The project's withdrawal from the Inspectorate's service is noted.
Weston Marsh to East Leicestershire Overhead Line (OHL) Project	The Inspectorate enquired whether the project had any interaction with National Grid's proposed Weston Marsh to East Leicestershire OHL Project, which had	The Applicant continues to liaise with National Grid Electricity Transmission (NGET) on the interactions between the Lincolnshire Reservoir project, Weston Marsh to East Leicestershire and

	recently held an inception meeting. The applicant confirmed that early engagement had started with the Weston Mash team and that a shapefile had been requested to better understand the overlap. The applicant confirmed that at present it looked as though the pipeline could bisect the proposed OHL, although given the early stages of both projects, the location of this overlap is not yet certain. The applicant reassured the Inspectorate that once the pipeline route is confirmed, it will be able to consider what protective provisions may be necessary. It proposed to coordinate with National Grid to discuss how potential cumulative impacts might be minimised.	other NGET DCO projects in close proximity as discussed with the Inspectorate during the meeting.
Crown Estate Land	The Inspectorate emphasised the importance of engaging with the Crown Estate early in the pre-application process to help avoid potential delays as experienced with the decided Heckington Fen Solar application. The applicant confirmed that the Crown Estate has been positively engaging with the applicant with the aim of negotiations being finalised prior to submission of the application.	The Applicant continues to liaise regularly, positively and at all levels with the Crown Estate.
Project Webpage	The Inspectorate requested that the applicant provide a specific month and year for its DCO submission so the project	The Applicant confirmed a month and year for the Inspectorate website, whilst continuing to note that

	webpage can be updated accordingly. It explained that this is a corporate requirement to ensure consistency across projects and to support effective resourcing. The Inspectorate also asked the applicant to review the project description on the National Infrastructure website to ensure it aligns with the description used in the applicant's programme document. The applicant explained that given the significant timeframe before application submission and the complexity of the project, providing a month for submission would indicate a false degree of accuracy. The applicant noted that providing a month for submission in over 3 years time would likely be inaccurate and it would be more accurate to suggest Q4 2028/Q1 2029 at this early stage, The Inspectorate acknowledged the challenges, but noted that it would still be preferred to state a month and that it was asking all applicants to provide this information.	given the long timeframe, this remained subject to change.
Scoping Opinion timescales	The Inspectorate acknowledged that the scoping request would not be submitted in the near future. However, it advised the applicant to keep the Inspectorate informed as the anticipated submission date for scoping becomes clearer. This will ensure	The Applicant will keep the Inspectorate updated on the programme for the project by email, in meetings and through updates to the Programme Document. This includes updates to the planned submission date for the Scoping Request.

	the Inspectorate can allocate appropriate resources.	
Pre-application Service Feedback	The applicant asked about the outcome of the feedback it had submitted regarding the Inspectorate's pre-application service. The Inspectorate explained that the feedback is currently being compiled and, once complete, will be shared with the relevant parties. The timescale for when this will be communicated remains tentative.	This advice is noted.
Post-Meeting Programme Document Feedback	When sufficient information is available, the Inspectorate advises that an updated programme document incorporating the information set out in Ref Nos. 4, 6, 8, 9, 10 and 12 of our section 51 advice on the 10 July 2024 programme document (issued 6 December 2024). The programme document refers to Water Framework Directive (WFD) meetings and assessment. The programme document should include a draft programme for the preparation of the WFD assessment report. If there is a potential need for derogations under the WFD Regulations, it would assist if relevant details can be included in the draft programme including meetings scheduled and the development of Principal Areas of Disagreement Summary Statements. The applicant should make	This feedback has been noted and taken into account in the development of the latest Programme Document. The project remains at an early stage, but will add further detail to the Programme Document as the project progresses, particularly on other consents and licences. It is noted that many of the comments in this document are more relevant to the Fens project and projects on higher tiers of service. For example, the basic tier does not allow for the review of draft application documents, so there is no detail in the Programme Document on this process. Whilst there may be a change to the tier in the future, the Programme Document prepared reflects the current tier of service. It is noted that it will be over three years between this request and a PMIE being prepared and it is likely that issues will have been resolved, evolved

	effort to agree the draft programme with the relevant statutory body. Paragraph 2.3.20 of the programme document refers to an internal issues tracker. It would be helpful to know to what extent the applicant intends to share this document with the Inspectorate during the pre-application period to inform understanding of environmental issues, and if that will form the basis of the Principal Main Issues for Examination.	and new issues arisen during this time. However, the Applicant will continue to update the Programme Document and add detail on issues as the project progresses. The Applicant will also aim to develop an issues tracker to share prior to the meeting in February 2027.
Advice date: 23 October 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
Email Advice	IMPORTANT INFORMATION ABOUT UPDATES TO OUR 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-	The updates to the Prospectus are noted. On the establishment of the land and rights tracker, the Applicant agrees that this is a crucial document to develop and retain on the project. However, as the project is at an early stage, the project boundary is likely to evolve significantly between when this advice was issued and application submission. Whilst initial conversations have been held with key landowners at the reservoir site and land referencing is ongoing, the value in creating a land rights tracker based on a high level indicative project boundary is limited. Therefore, the Applicant proposes to develop an initial land and rights tracker based on the

	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 not provided, on time, to inform a meeting agenda Please note that as stated in the Pre-application Prospectus a public version of the pre-application programme document must be published on the applicant's website. Updates to the pre-application programme document should be communicated by the applicant proactively, with a clear description of the potential	indicative project boundary as updated in 2027 as optionality reduces and the project establishes draft Order limits. This is likely to be early-mid 2027. Timescales and requirements for updates to the Programme Document are noted. The Programme Document is available on the Applicant's website.
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	impacts on the requested services of the Inspectorate, relevant statutory bodies, local authorities and other stakeholders provided. As a minimum, it is expected for an updated programme document to be provided to the Inspectorate at least 10 working days before each programmed interaction with us.	
Meeting date: 09 June 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
Programme Update – product design	The Inspectorate advised that design alternatives are examined in detail during the examination stage; therefore, it is essential that all reasonable alternatives are robustly and comprehensively assessed prior to submission of the Development Consent Order (DCO) application. The Inspectorate also advised the applicant to familiarise themselves with, and have regard to, the relevant advice on good design throughout the design development process, in particular the guidance set out in Nationally Significant Infrastructure Projects: Advice on Good Design - GOV.UK.	The Applicant has been documenting and exploring alternatives in the early development phases of the project. Good design is important to Anglian Water and good masterplanning principles have been embedded into the project from the earliest stages of development. Good design principles and policies will continue to influence development of the project as it moves forward.

Existing 132kV overhead line diversion	The Inspectorate advised that, should the thresholds change as the project progresses, the application must clearly set out the reasoning as to whether the existing 132kV overhead line diversion should or should not be considered a Nationally Significant Infrastructure Project. The applicant was also advised to ensure compliance with the relevant regulations and requirements applicable to different types of development under the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009). In addition, the applicant should remain mindful of any forthcoming regulatory changes.	This advice is appreciated. The Applicant has noted the change in thresholds and currently intends to incorporate the 132kV diversion into the DCO application regardless of whether the project would constitute a DCO in its own right. This strategy has been supported by NGED and key stakeholders, who want certainty and full consultation on the diversion in a way that is integrated into the development of the reservoir and its surrounding area. The Applicant will keep the approach to the 132kV line under review and continue to discuss with the Inspectorate as the options for the diversion, the reservoir masterplan and consenting approach evolve over time.
Consultation 3 (CON3)	The Inspectorate reminded the applicant of the consultation requirements and the forthcoming changes to those requirements. The applicant confirmed that it will adapt its approach accordingly.	The Applicant discussed their intended approach to consultation and response to the Planning and Infrastructure Act in the meeting, confirming the intention to continue with two further rounds of public consultation regardless of the regulatory changes. The Applicant also confirmed the intention to use the changes to consult more effectively, particularly on environmental information, as the changes provide an opportunity to do things better. The Applicant will keep the Inspectorate updated on the approach to the final round of consultation, planned for 2027. The approach will also be shaped by the guidance published in July 2026.

CON3 and Environmental Impact Assessment (EIA) Scoping	Regarding the applicant's proposal for a 3 week overlap with its CON3 and EIA scoping, the Inspectorate advised that it would be preferable to separate the consultations, noting the potential risk of confusion between the 2 processes, and for consultation bodies to respond to the wrong consultation. It is important for the Inspectorate to receive responses to the EIA scoping consultation from the prescribed bodies in line with the statutory timescales so that these can be properly considered prior to adoption of a scoping opinion. The Inspectorate advised the applicant to have procedure in place to identify and forward any responses it received relating to scoping. The Inspectorate may receive responses to the scoping consultation from parties that are not prescribed bodies, which would require clarification to those parties. The Inspectorate noted the applicant's programme may require it to proceed with the overlap and advised that its proposals to manage this should help to minimise the identified risks.	Following this advice, the Applicant has decided to decouple the Scoping and CON3 processes, re-programming submission of EIA Scoping to 2027. This will enable the project description in the EIA Scoping Report to be influenced by responses to CON3; as well as by further design development and optioneering. There will therefore no longer be any overlap in these processes for the Lincolnshire Reservoir project. The requirements of the Scoping process are noted.
EIA Scoping	Regarding the applicant's confirmation that at the point of submission of its request for an EIA scoping opinion optionality would remain in respect of several components of the proposed development, the Inspectorate	This advice is appreciated. The Applicant has decided to re-programme submission of EIA Scoping to 2027, enabling a reduction to the optionality presented in the EIA Scoping Report.

	advised that this is common for NSIP projects and would provide an opportunity for the prescribed consultees to give advice on the options proposed. The Inspectorate advised that the EIA scoping request should clearly explain the options and associated parameters, and how it is proposed to narrow optionality as part of the EIA. It advised that where there is a lot of optionality this may affect the Inspectorate's ability to agree to scope matter out of the environmental statement (ES). The Inspectorate provided advice to the applicant on the practicalities for the submission of the EIA scoping request including the requirement for a GIS shapefile 10 working days' in advance of the request. Information is available in the Inspectorate's advice note seven: environmental impact assessment: process, preliminary environmental information and environmental statements.	
Next steps	The Inspectorate advised that it would be helpful to receive meeting slides, an issues tracker and any questions in advance of future project update meetings, to enable it to identify and prepare the advice the applicant may require. It also noted that updates on RAPID gateway discussions, as well as engagement with Natural England	This advice is noted and will be taken into consideration in preparation for the next meeting, planned for February 2027.

	and the Environment Agency, would be beneficial. The Inspectorate further advised the applicant of the 3 month notice period required for any change in tier level. The Inspectorate and the applicant agreed that the next project update meeting will take place in early February 2027.	
Email Advice: 16 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 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'	This advice is noted.

	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	
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Lincolnshire Reservoir Project – 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