



Teddington Direct River Abstraction (TDRA)

Section 51 Advice Log Version: 28 October 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 Thames Water Utilities 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.

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s51 Advice Log - Index	
Date of meeting	Meeting overview
<u>16 June 2025</u>	<p>Draft Order limits</p> <p>Responses to Scoping Opinion</p> <p>Responses to Scoping Opinion – Preliminary environmental information report (PEIR)</p> <p>Programme Document</p> <p>Section 35 Direction</p> <p>Adequacy of Consultation Milestone (AoCM)</p> <p>Draft Documents</p> <p>Issues Tracker</p> <p>Communication Channels</p> <p>Draft DCO Submission</p> <p>EA Flood Risk Data</p>
<u>28 October 2025</u>	Pre-application Prospectus Update

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Topic	Meeting date: 16 June 2025
Draft Order limits	The applicant stated that there had been updates to the draft order limits compared to the boundary used in the scoping report. This included an area of highway where works might be required to accommodate abnormal loads. It was agreed to arrange a separate meeting for the applicant to explain the rationale for these changes and any implications for the approach to assessment.
Responses to Scoping Opinion	<p>The applicant clarified its position on several matters in the Scoping Opinion raised by the Environment Agency (EA) and the Inspectorate in relation to construction period duration and consideration of climate change, and confirmation that during operation of the proposed development, water flow would not increase to the River Thames at the existing Mogden Sewage Treatment Works. It stated that the EA was satisfied with its clarification and approach.</p> <p>The Inspectorate advised that it could not amend the Scoping Opinion but it allowed for a refined approach provided that it demonstrates in the Environmental Statement (ES) why likely significant effects would not occur and evidences agreement with relevant stakeholders.</p>
Responses to Scoping Opinion – Preliminary environmental information report (PEIR)	The applicant explained its proposed approach to assessment of major accidents and disasters in the ES. The issues scoped in would be assessed in other aspect chapters such as ground conditions, water resources and transport. The applicant would provide an appendix to the EIA method chapter setting out how risk associated with these issues would be managed. On that basis the applicant did not propose a standalone major accidents and disasters chapter. The Inspectorate advised that this approach was acceptable provided it was clear where the relevant information including assessment and any mitigation was set out in the ES.
Programme Document	The Inspectorate advised that the applicant ensures the project timeline includes past and present milestones, inclusive of project update meetings.
Section 35 Direction	The Inspectorate highlighted that it does not hold a copy of the applicant's validating request for a section 35 direction made to the Secretary of State for the Department for Environment, Food and Rural Affairs (DEFRA) and also

	noted that this should be included within the programme document.
Adequacy of Consultation Milestone (AoCM)	The Inspectorate advised the applicant that the AoCM needs to be submitted at least three months prior to the anticipated DCO submission. The Inspectorate reiterated the importance of leaving enough time to complete this due to the potential for further consultation possibly being required.
Draft Application Documents	The Inspectorate advised that it takes six weeks to review and provide feedback on the applicants draft application documents. The applicant should provide a submission date for this once known for resourcing to be appropriately allocated.
Issues Tracker	The Inspectorate noted that it only contained issues raised by the EA and suggested it should also contain concerns from local authorities and other parties.
Issues Tracker	The Inspectorate found the risk rating useful to demonstrate how much work is needed and to understand the position of other organisations but suggested that the applicant could clarify the red amber green (RAG) status definitions as currently red and amber used the same definition. It could be beneficial to include a little more detail on issues to aid the Inspectorate's understanding of potential areas to focus on during project update meetings. The Inspectorate agreed with the applicant's suggestion to link common issues across different organisations to minimise duplication and increase clarity for readers.
Communication Channels	The applicant queried what communication channels to use to contact the Inspectorate outside of meetings. The Inspectorate advised the applicant to utilise the project mailbox and call the Case Manager where appropriate.
Draft DCO Submission	<p>The Inspectorate advised that the 'Order of information submitted with NSIP applications' on the Inspectorates advice pages had been created based off its previous experiences with other applicants. If the applicant believed reordering documents would be beneficial to readers, then it would be permissible providing the revised order was appropriate for the project.</p> <p>The Inspectorate will use the application index to help navigate the documents. Closer to submission, the Inspectorate will review the application index to ensure it meets the Inspectorate's requirements.</p>

EA flood risk data	The Inspectorate advised that the EA published updated flood risk data earlier in 2025, which would need to be considered in the applicant's assessment work as relevant.
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Topic	Advice Date (Email): 28 October 2025
Pre-application Prospectus	<p>The Inspectorate has advised that, following a 6-month review of our services, our Pre-application Prospectus has been updated: 2024 Pre-application Prospectus. The update log at the bottom of the page summarises the changes and clarifications that have been applied.</p> <p>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.</p> <p>Please note in particular:</p> <ul style="list-style-type: none"> the establishment of land and rights negotiations tracking as a primary service feature – this means it is now expected for all applicants to develop and share a land and 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 9 issues tracker is not provided, on time, to inform a meeting agenda.