

## Suffolk Water Recycling Transfer and Storage

### 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 Essex and Suffolk Water 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 Planning Act 2008 (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 in connection with the application to the applicant
- regard to any s51 advice given in connection with the application to others

The applicant will submit a final version of this advice log which demonstrates regard to all s51 advice given by the Planning Inspectorate at the pre-application stage as part of the application.

## Suffolk WRTS – Applicant meeting and advice index

| Date of meeting                 | Meeting overview                                                                                                                                                                                                                                                 |
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| <a href="#">12 January 2026</a> | Inception Meeting                                                                                                                                                                                                                                                |
| <a href="#">2 July 2026</a>     | Project Update Meeting to discuss preparation of scoping report                                                                                                                                                                                                  |
| <a href="#">15 July 2026</a>    | <p>Advice provided by email to the Applicant by the Inspectorate:</p> <p>The Inspectorate provided advice to the applicant in relation to updates to our pre-application services and the legislation governing the development consent application process.</p> |
| <a href="#">14 August 2026</a>  | Project Update Meeting                                                                                                                                                                                                                                           |
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## Suffolk WRTS – Log of s51 advice given to the applicant

Meeting date: 12 January 2026

| Topic                  | s51 advice given                                                                          | Applicant regard to s51 advice given |
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| Inception Meeting Note | The advice can be found in the <a href="#">meeting note for this meeting</a> (PDF, 141KB) |                                      |

Meeting date: 2 July 2026

| Topic                                                         | s51 advice given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant regard to s51 advice given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
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| Environmental Impact Assessment (EIA) scoping opinion request |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| Approach to optionality in the scoping report                 | <p>The applicant explained that at the current stage of the proposed development, there are several options for the service reservoir and Advanced Water Recycling Plant locations and for the water transfer pipelines that are still under consideration. This optionality would therefore be presented in the applicant's EIA scoping report.</p> <p>The Inspectorate advised that other scoping requests have been submitted with options included. However, it was important that there was sufficient information on both the built elements of the proposed development</p> | Chapter 2 The Proposed Development of the submitted EIA Scoping Report (August 2026) provides an overview of the Proposed Development, including a description of its principal components, and outlines the proposed construction, operational and decommissioning phases. Where details are not yet fixed, this chapter describes the anticipated design envelope and maximum parameters. For the proposed service reservoir components, a description is provided at paragraphs 2.3.15 to 2.3.16 and 2.3.21 to 2.3.22. For the proposed Advanced Water Recycling Plant component, a description is |

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|                       | <p>and on how the proposed development would interact with the environment during operation for consultation bodies to offer meaningful comments on the scope of the EIA.</p> <p>The Inspectorate also reminded the applicant that it should attempt to narrow the range of any options for the Environmental Statement (ES) so that the proposed development at the time of application is fundamentally the same as that defined at scoping.</p>                                                                                        | <p>provided at paragraphs 2.3.1 to 2.3.4. For the proposed long sea outfall component, a description is provided at paragraphs 2.3.8 to 2.3.10.</p> <p>To narrow the number of options for the service reservoirs, pipelines and Advanced Water Recycling Plant as relevant for assessment in the Environmental Statement to be submitted in support of the application for development consent, the Applicant is undertaking ongoing scheme development and stakeholder engagement.</p>                                                   |
| Aspect chapter layout | <p>The applicant presented its proposed list of chapters for the scoping report. The Inspectorate noted that there was potential for some chapters to be quite lengthy or complex and that where this was the case, that the applicant could consider further sub-divisions to enable consultation bodies to easily navigate the documents, both for the scoping report but also for the ES.</p> <p>The applicant confirmed that a proposed chapter structure for the Environmental Statement will be included in the scoping report.</p> | <p>The chapters of the submitted EIA Scoping Report (August 2026) have been structured using sub-sections to allow consultation bodies to more easily navigate their content. The structure of the chapters in the Environmental Statement (ES) will also be structured using sub-sections.</p> <p>Table 3-1 in chapter 3 of the submitted EIA Scoping Report (August 2026) sets out the proposed structure for each technical chapter in the ES to ensure that the final ES is proportionate, transparent, consistent and accessible.</p> |
| Surveys               | <p>The Inspectorate acknowledges the early engagement by the applicant with stakeholders regarding survey methods.</p>                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Chapters 6 to 22 of the submitted EIA Scoping Report (August 2026) include sub-sections (entitled 'Consultation and Engagement') which</p>                                                                                                                                                                                                                                                                                                                                                                                              |

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|                           | Where possible, the Inspectorate advised that it would be useful for the scoping report to demonstrate where agreements had been reached in terms of survey scope or methods following this engagement.                                                                                                                                                                                                                 | summarise the key consultation and engagement undertaken to date with statutory consultees by the Applicant for the respective technical topics. Where relevant, this includes details of engagement on survey scope such as the Biodiversity Data Collection Strategy provided at Appendix 6.2 and referred to in chapter 6 terrestrial biodiversity, chapter 7 freshwater biodiversity and chapter 8 marine biodiversity of the submitted EIA Scoping Report. |
| EIA scoping programme     | <p>The Inspectorate asked that the applicant confirm where possible a specific date for submission of a scoping request, reminding also of the need for a GIS shapefile to be submitted 10 days in advance of the scoping request.</p> <p>Post meeting note: from 26 July 2026, updates will be available to the Planning Inspectorate's advice notes, to take account of the Planning and Infrastructure Act 2025.</p> | <p>A GIS shapefile of the EIA Scoping Area for the project was provided to the Planning Inspectorate on 3 August 2026, more than 10 days in advance of the submission of a formal request for an EIA Scoping Opinion on 28 August 2026.</p> <p>These have been accounted for in the submitted EIA Scoping Report (August 2026), where relevant.</p>                                                                                                             |
| Pre-application programme |                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Review of draft documents | <p>The applicant confirmed that it is in the process of preparing a Habitats Regulations Assessment (HRA) and shall seek feedback from Natural England.</p> <p>The Inspectorate advised that as part of the standard tier service that the applicant could</p>                                                                                                                                                          | A Habitats Regulations Assessment Evidence Plan is in preparation, which the Applicant anticipates issuing to Natural England for feedback in September 2026.                                                                                                                                                                                                                                                                                                   |

|                           | also seek feedback on draft documents. Given the nature of the proposed development and its potential effects on European sites, the applicant could make use of the draft documents review service to also seek feedback from the Inspectorate on a draft of the bHRA report.                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                       |
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| Advice date: 15 July 2026 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |                                                                                                                                                                                                                                                                                       |
| Topic                     | s51 advice given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Applicant regard to s51 advice given                                                                                                                                                                                                                                                  |
| Amended legal framework   | <p>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:</p> <ul style="list-style-type: none"> <li>evidence within the submitted application in relation to duties under s44, 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'</li> <li>evidence within the submitted application in relation to new</li> </ul> | <p>The Applicant will prepare an engagement summary document and submit it with the DCO application. That document will reference s46 and s48 as outlined by the Planning Inspectorate.</p> <p>An updated s55 checklist template will be used and will be provided at submission.</p> |

|                                                            | s55(4)(e) of the PA2008 to be provided in a submission version of this expanded advice log template                                                                                                                                                                                                                                                                             |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
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| Meeting date: 14 August 2026                               |                                                                                                                                                                                                                                                                                                                                                                                 |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Topic                                                      | s51 advice given                                                                                                                                                                                                                                                                                                                                                                | Applicant regard to s51 advice given                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| Sizewell C NMC                                             | <p>The Inspectorate noted that this project links up with Sizewell C. The Inspectorate advised the applicant that there is a current non-material change application for Sizewell C and suggested that the applicant looked into this to see if it impacts the project in any way. <a href="#">Sizewell C project webpage</a></p> <p>Inspectorate to provide details on NMC</p> | <p>A review has been undertaken of the Sizewell C non-material amendment and as the DCO order limits have not altered, no new interaction is identified.</p> <p>The Project regularly tracks live and new projects for the purpose of scheme development and to minimise interactions with other projects.</p> <p>In addition, Table 23-1-1 of Appendix 23.1 cumulative effects assessment - long list of developments of the submitted Scoping Report, includes Sizewell C (ref. EN010012) and the ES will consider any further application made as part of the Sizewell C DCO. The Applicant regularly engages with Sizewell C due to the interaction of both projects.</p> |
| Planning reforms (removal of s42 consultation requirement) | The applicant asked if the Inspectorate could provide any advice on the changes to consultation strategy brought about by the Planning and Infrastructure Act 2025, and any examples of examination documents submitted under the new regime.                                                                                                                                   | A further consultation ('Main Consultation') (formerly referred to as 'Statutory Consultation') is scheduled within the pre-application period. A record will be kept of engagement with stakeholders and how stakeholder feedback has been considered within the Project and key                                                                                                                                                                                                                                                                                                                                                                                             |

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|         | <p>The Inspectorate advised that as the changes are so recent, no example documents were currently available. When examples become available (following the submission of a new application for a DCO), these shall be signposted.</p> <p>The applicant is advised to continue drafting their consultation information in line with the requirements under the previous regime for the consultation report. A record should be kept of engagement with stakeholders and details provided of how key issues are addressed and of changes made to the project following consultation.</p>                                      | <p>concerns addressed, as per the old consultation regime, as advised by the Planning Inspectorate. The timeframe for this further consultation is to be discussed with the Planning Inspectorate.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
| Scoping | <p>The Inspectorate advised that there is a requirement for the scoping report to be accompanied by evidence of notification under reg 8(1)(b) &amp; 10(1) of the EIA regulations. The applicant were reminded that document file sizes should be less than 50mb. A request was made for contact information for inclusion in the scoping consultation letter. This contact would be used by any consultation bodies to obtain and/or use the spatial data to inform consultation responses.</p> <p>Post – meeting note: the applicant was given further verbal advice on the submission of the scoping report files and</p> | <p>The Applicant's submitted cover letter (dated 28 August 2026) stated that the submitted Scoping Report constituted a formal request to the Secretary of State for a Scoping Opinion under Regulation 10(1) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 and Regulation 13(1) of The Marine Works (Environmental Impact Assessment) Regulations 2007 (as amended in 2017) for the project. It also stated that in accordance with Regulation 8(1)(b) of The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017, the Applicant confirmed that an ES will be provided in respect of the application for consent for the Proposed Development.</p> |

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|  | <p>the updated National Planning Policy Framework (NPPF) published on 17 August 2026.</p> | <p>The Applicant's covering email which contained the submitted cover letter (dated 28 August 2026) provided email and telephone number contact details for any consultation bodies to inform consultation responses. A further email from the Applicant to the Planning Inspectorate on 2 September 2026 confirmed the postal address for any consultee enquiries.</p> <p>The submitted EIA Scoping Report (August 2026) comprised documents of less than 50MB in size.</p> <p>The submitted EIA Scoping Report (August 2026) accounts for the revised version of the National Planning Policy Framework (NPPF) published on 17 August 2026.</p> |
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