



Intermodal Logistics Park North – TR0510001

Intermodal Logistics Park North Ltd.

Section 51 Advice Log

Version: 28 October 2024

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 Inspectorate to the applicant (Intermodal Logistics Park North Ltd.) and their consultants during the pre-application stage. It will be updated by the 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 Inspectorate's draft record of advice before it is published.

The applicant will use this Advice Log as the basis for demonstrating regard to section 51 advice within the application.

Project name s51 Advice Log - Index	
Date of meeting	Meeting overview
24 October 2024 - Email	Email from the Inspectorate providing feedback on the Programme Document

Project name - s51 Advice Library

Topic

Email: 24 October 2024

Feedback on the Programme Document

The applicant supplied the Inspectorate with its initial Programme Document in line with the Expression of Interest process after the publication of the 2024 Pre-application Prospectus. Having reviewed the document, the Inspectorate considers that it is mostly satisfactory and covers the expected content as set out in the government’s pre-application guidance at paragraph 10, namely:

- the date the applicant intends to submit their application
- a comprehensive timetable of the applicant’s pre-application process, the main events with dates and milestones demonstrating how the pre-application process will be completed (using the maximum target of 2 years as a benchmark)
- the applicant’s view on the main issues for resolution and activities they will undertake to address those
- the applicant’s proposals for engaging with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs)
- the applicant’s identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed

The Programme Document provides enough detail about the proposed development, timetable and activities for the pre-application process at this stage. However, in the next iteration, the applicant will need to cross references to the SoCC required by [section 47 of the Planning Act](#), which is a requirement of the Programme Document as outlined in the Pre-application Prospectus. It would also be helpful if the applicant includes the timescale for the Adequacy of Consultation Milestone.

Topic	Meeting date: DD Month YYYY