

**East West Rail – Bedford to Cambridge and
Western improvements – TR040012
East West Railway Company Limited**

**Section 51 Advice Log
Version: 14 November 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 (East West Railway Company Limited) 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
6 November 2024	Project Update Development Consent Order Submission Non-Statutory Consultation Environmental Scoping Report New PINS pre-application process

East West Rail – Bedford to Cambridge and Western Improvements - s51 Advice Library

Topic	Meeting date: 6 November 2024
Development Consent Order (DCO) submission	The Inspectorate advised the Applicant to consider the most appropriate date for DCO submission to avoid periods of the year when the 28 day acceptance period is affected by bank holidays (such as over the Christmas period) as this can cause difficulties in obtaining input from local authorities.
Non-Statutory Consultation	The Inspectorate advised that it would be beneficial for the Applicant to provide non-technical summaries of reports to ensure that these are accessible to the general public.
Environmental Scoping Report	The Inspectorate normally advise Applicants to seek their Scoping Opinion via the Planning Inspectorate separately to any statutory or non-statutory consultations to avoid responses from statutory bodies and other stakeholders being sent to the Inspectorate and not the Applicant about consultation rather than scoping or vice versa.
Environmental Scoping Report	The Inspectorate explained to the Applicant the difficulties which could be caused by submitting the Scoping Opinion request over the Christmas period. The availability of local authority and statutory body staff during these periods can affect the ability of these organisations to be able to respond or to provide detailed responses to the Inspectorate within 28 days.
Programme Document	<p>The Inspectorate noted that it is now usual practice to receive the Programme Document ahead of the project update meeting so that feedback can be provided on this further to the guidance - Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus - GOV.UK</p> <p>The Inspectorate advised that the Programme Document will need to be provided to them as soon as possible as it is a key component of the pre-application process. Once received the Inspectorate will provide feedback. The Applicant will then be required to publish the document on its website.</p>
Pre-Application fees	The Inspectorate explained that it will not provide a breakdown of hours spent on the project and that the pre-application fee is a fixed fee per year of service and will be invoiced twice per year in October and April. The standard tier of service allows for up to six meetings per year of service.
Draft Documents review	The Inspectorate explained that it is important for the Applicant to provide well developed documents when requesting a draft

	document review to enable the Inspectorate to provide detailed feedback to the Applicant.
New Advice Page	The Inspectorate made the Applicant aware of its new advice page on Good Design and further advice on linear projects will be available in due course - Nationally Significant Infrastructure Projects: Advice on Good Design - GOV.UK