

The Trelavour Lithium Project

Section 51 Advice Log Version: 24 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 (Cornish Lithium G5 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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22 October 2025	Project update meeting
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Project name - s51 Advice Library	
Topic	Meeting date: 22 October 2025
Environmental Surveys	<p>The applicant advised that various environmental surveys are ongoing and will be reported in the Preliminary Environmental Information Report (PEIR). The applicant is also proposing to undertake additional survey work in response to consultation responses received in the environmental impact assessment (EIA) scoping opinion. This will include surveys for fish and otter. Some of the recommendations for additional surveys (such as night-time baseline photography) require further discussion with the relevant consultation bodies which the applicant is currently looking to arrange.</p> <p>The Inspectorate asked if the impact of seasonal tourism will be considered as part of the surveys conducted and included within the resulting environmental statement. The applicant advised that survey methodologies will be agreed with the relevant consultees and clearly outlined in the environmental statement.</p>
Crown Land	<p>The Inspectorate asked if any Crown Land had been identified within the scope of the project. The applicant advised that presently there is none identified. The Inspectorate advise that should this change, the applicant should engage in discussions with the Crown Estate at the earliest opportunity.</p>
Non-statutory consultation	<p>The Inspectorate asked the applicant about refinement of the project design based on non-statutory consultation feedback. The applicant confirmed that it has regard to feedback and agrees that communication of project details is important alongside considering changes in design.</p> <p>The Inspectorate asked if any seldom heard from groups had been identified. The applicant has confirmed it is working with a Community Liaison Group (CLG) and is looking to increase the groups diversity of representation further to include working families. The Inspectorate asked whether any gypsy and traveller communities had been identified. The applicant stated that they do not believe there are any such communities local to the project at present. The Inspectorate advised that should the applicant become aware of any such community, they should be mindful of their Public Sector Equality Duty under the Equality Act 2010.</p>
Project design update	<p>The Inspectorate asked the applicant how the proposed development interacts with existing mining operations in the area, and if there would be any implications for remediation</p>

	<p>or restoration obligations associated with these operations. The applicant confirmed that the main activity currently on site relates to the demonstration model for the lithium project. The applicant confirmed that the environmental statement (ES) and draft development consent order (dDCO) would address these matters. The Inspectorate advised the applicant to ensure that any interactions are clearly explained within submitted documents.</p> <p>The Inspectorate sought an update on progress with the proposed water supply and abstraction strategy, noting that this was an issue raised by the Environment Agency (EA) during EIA scoping that would need to be fully addressed in the DCO application. The applicant stated that it had installed boreholes around the site to measure groundwater levels and quality and is also measuring stream flows and surface water quality, to establish the baseline conditions and inform modelling. It is awaiting a date for a pre-application meeting with the EA and is using a fast-track process for this pre-application engagement.</p>
Preliminary environmental impact report (PEIR)	<p>The applicant explained that it is not proposing to produce a draft ES for the PEIR. It stated that it will produce a bespoke document to allow consultation bodies to provide informed feedback. The Inspectorate advised that there is no prescribed format for the PEIR so it is open to the applicant to present the information how it best considers but it should be in a manner that enables consultation bodies to understand likely environmental effects and helps to inform responses during the pre-application stage. The applicant's attention is drawn to further guidance in Advice Note Seven.</p>
Stakeholder and statutory consultee engagement	<p>The applicant explained to the Inspectorate that it is seeking to advance discussions and agreements with statutory consultation bodies. The Inspectorate requested regular updates through project update meetings of the status of discussion with statutory consultation bodies including Cornwall Council, the EA, Historic England and Natural England (NE).</p> <p>The Inspectorate advised that should the project be accepted into examination, the Examining Authority will want early sight of protective provisions within the draft DCO and detail on how agreements are progressing with those parties.</p> <p>The Inspectorate also advised it will be useful to know specifically which parties the applicant will be entering into statements of common ground (SoCG) with in advance of the examination, and when these will be agreed.</p>

	<p>The Inspectorate advised that it may be beneficial to prepare for the potential eventuality that there is a requirement for further targeted consultation. The applicant should consider making target consultation methods explicit within the statement of community consultation and within its statutory consultation materials. Further, it advised it is important that any feedback from targeted consultation is captured and included with the consultation report.</p> <p>The Inspectorate advised that the applicant should consider whether the planning and performance agreement (PPA) with the local authority should cover potential post-decision matters to ensure that local authorities have the necessary resources, thereby reducing risk to the applicant's overall programme.</p> <p>The Inspectorate reminded the applicant of its duty to notify the Secretary of State under s46 of the Planning Act 2008, on or before the commencement of the statutory consultation.</p>
Land Rights	<p>The Inspectorate queried the anticipated scale of potential category 3 persons identified under s57 of the Planning Act 2008. The applicant advised that efforts to identify any category 3 persons is ongoing. The Inspectorate requested to be kept updated on this and other land rights matters and advised that to the extent of compulsory acquisition and number of land interests can be a factor in determining the size of the Examining Authority, should the project be accepted for examination.</p> <p>The Inspectorate drew the applicant's attention to two land rights tracker templates available on the Inspectorate's website. Whilst there is the option to use either the simpler or more detailed versions of the template, the Examining Authority could request a more detailed version during examination.</p> <p>The Inspectorate signposted the applicant to s51 advice given on the East Northants Resource Management Facility Western Extension project regarding the inclusion a book of reference.</p> <p>The Inspectorate further advised the applicant to review advice given on the Keadby Next Generation Power Station regarding submitted previously submitted funding statements and advised matters of commercial sensitivity would not be redacted prior to publication.</p>
Habitats Regulations Assessment (HRA)	<p>The Inspectorate sought an update on the progress of HRA work. The applicant confirmed it is engaging with a western rustwort specialist about potential effects on the Goonvean</p>

	<p>Unit of the St Austell Clay Pits Special Area of Conservation (SAC). Surveys undertaken to date indicate that western rustwort is no longer present within this unit of the SAC.</p> <p>It has been engaging with NE to arrange a pre-application meeting in November 2025, which will include discussion regarding potential impacts upon the SAC, and the HRA process. The Inspectorate advised that it would be important to progress these discussions given the potential for the proposed development to result in habitat loss. It requested a more comprehensive update, including initial feedback from NE, at the next project meeting.</p>
Programme document and AoCM	<p>With regards to the current programme, the Inspectorate advised that the applicant may wish to consider allowing more time between draft document feedback from the Inspectorate and the planned submission date. This will enable the applicant more time to consider and amend documents should feedback be substantive.</p> <p>The Inspectorate advised that draft documents should be submitted together as one complete submission. Submitting mature versioning of documents will ensure more meaningful feedback. The applicant should also highlight any novel or specific points where feedback would be useful. In addition, the applicant should ensure that regard had to s51 issued is clearly demonstrated and the rationale for incorporating or discounting fully explained.</p> <p>The Inspectorate advised the applicant it would be useful to build into the programme document timeline when it intends to engage with the Inspectorate, and other statutory consultation bodies. This will assist in planning resource. Further, it is important to keep the Inspectorate informed of any slippage in the project programme timeline so that its project page information is accurate and up to date.</p> <p>With regards to the Adequacy of Consultation Milestone document, the Inspectorate advised it is important that it includes the views of relevant local authorities and should be submitted to the Inspectorate three months prior to submission.</p>
Planning Statement	<p>The Inspectorate advised that the planning statement should set out the needs case for the project clearly and should the applicant identify any pertinent security matters, it is important to clearly demonstrate how any security needs have been considered.</p>
Topic	24 October 2025

<p>Updates to pre-application services</p>	<p>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>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-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 issues tracker is not provided, on time, to inform a meeting agenda. • A new programme document template is available. Whilst there is no current requirement for your project to utilise the template, you may wish to review its content to see if you wish to make any changes to your existing document. <p>Please can I also draw your attention to paragraph 19, which includes “All meetings between the applicant and the Inspectorate must be agreed in advance through the applicant’s programme document. The Inspectorate expects for any materials required to inform discussion at a meeting to be provided to us at least 10 working days before the meeting is programmed to take place. As a minimum, these materials will include:</p> <ul style="list-style-type: none"> ○ the agenda for the meeting, which has been agreed with the Inspectorate ○ an up-to-date programme document ○ an up-to-date issues tracker (note that this should be a separate document to the programme document
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	<ul style="list-style-type: none"> ○ an up-to-date land and rights negotiations tracker ○ any other materials required to inform the agenda” <p>Please note that other materials should normally include a slide pack. Should the applicant provide this, please note that it could be subject to Freedom of Information requests and therefore any commercially sensitive information may wish to be removed.</p>
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