



Planning Inspectorate

Trelavour Lithium – BC0310001

Cornish Lithium G5 Limited

Section 51 advice regarding draft application documents

Issued on 13 July 2026

On 19 June 2026 Cornish Lithium G5 Limited submitted the following documents draft documents for review by the Planning Inspectorate as part of its ['Pre-application Service'](#):

1. Draft Land plans (Document reference 2.2)
2. Draft Special category land plans (Document reference 2.2a)
3. Draft Development Consent Order Schedule 1 only (Document reference 3.1)
4. Draft Book of Reference parts 1 -3 (Document reference 4.3)

The following additional documents were supplied at later dates:

5. Draft work plans (Document reference 2.3) supplied on 24 June 2026

6. Draft planning and policy compliance statement (Document reference 7.1) supplied on 26 June 2026

The advice recorded in the tables below relates solely to matters raised from the Planning Inspectorate's review of the draft application documents. The advice is limited by the maturity of the documentation provided by the applicant and the time available for consideration and is raised without prejudice to the acceptance decision, the decision about admission to the fast track procedure (where relevant) or the final decision about whether development consent should be granted. The applicant has been given the opportunity to comment on The Planning Inspectorate's draft record of advice before it was published.

Draft development consent order (DCO) Schedule 1		
Ref No.	Article/ Schedule/ Requirement	Comment or question
1.	Schedule 1	It is common for there to be an interpretation section at the start of Schedule 1. The applicant should consider whether one is necessary.
2.	Schedule 1	The end of Schedule 1 includes a long list of further associated development. The applicant should consider why such a comprehensive list is needed and whether such works should be included comprehensively in the work numbers themselves. It also does not refer to them having to be within the order limits or needing to be connected with the construction, operation, maintenance and decommissioning of the authorised development. This is fairly standard drafting.
3.	General	The full draft Development Consent Order was not supplied. The Inspectorate therefore wishes to remind the applicant to ensure that numbering and naming is consistent between the order and other application documents which are cross-referred within it, eg environmental management plans, compulsory acquisition documents. The Schedules and Articles should be cross referenced correctly eg if Article 4 makes reference to Schedule 2 then Schedule 2 should have Article 4 referenced at the top. The same applies with Requirements.

Draft development consent order (DCO) Schedule 1

Ref No.	Article/ Schedule/ Requirement	Comment or question
		The applicant is strongly advised to consider Advice Note 15 when drafting the DCO Nationally Significant Infrastructure Projects - Advice Note Fifteen: drafting Development Consent Orders - GOV.UK and to provide justifications for any departures from this advice in compiling the application. The Inspectorate notes the new guidance regarding the content of a DCO. Whilst the principal drafting requirements for DCOs remain largely unchanged in comparison to the outgoing guidance, the 2026 guidance introduces new content on: • Associated development (expanded tests and justification requirements). • Non-planning consents and section 150 provisions (stronger encouragement to include within DCOs where appropriate). • Protective provisions (more detailed expectations). • Hedgerows and trees (new drafting guidance). • Biodiversity net gain (new statutory expectations). • Future standardisation via model provisions. Planning Act 2008: Guidance on preparing an application: Part 3 - Content of a Development Consent Order - GOV.UK

Draft DCO explanatory memorandum (EM)

Ref No.		Comment or question
1. 4 .	General	There are numerous instances where the EM notes that 'similar' or 'the substance' of wording has precedence in other made DCOs. However, it is not clear if the wording materially differs in any way to the examples given. More clarity should be provided and full justification given if there are any material differences.
2.	Paragraph 2.3	Sets out a summary of the proposed development. It would allow a greater understanding for the reader to provide more details on the various work numbers than currently set out. It is not currently clear which work numbers relate to which main components of the scheme.
3.	Paragraph 2.4	Similarly, more detail of the supporting and ancillary infrastructure and environmental enhancement areas would aid the reader.
4.	Section 3	Seems to be missing a heading, such as 'The Provisions of the Order'.
5.	Article 2	Does not appear to include all notable definitions.
6.	Article 2(3)	It is not clear what the tolerances might be. It is also not clear if this is subject to Article 6 – Limits of works.
7.	Article 19	It is not clear if the wording of this article follows the model provisions or has precedence in any made DCOs. If not, more detail should be provided on the necessity of the article.
8.	Article 31	It is not clear if this provision has any precedence.
9.	Schedule 2	Currently lacks any explanation about the detail of all specific requirements.

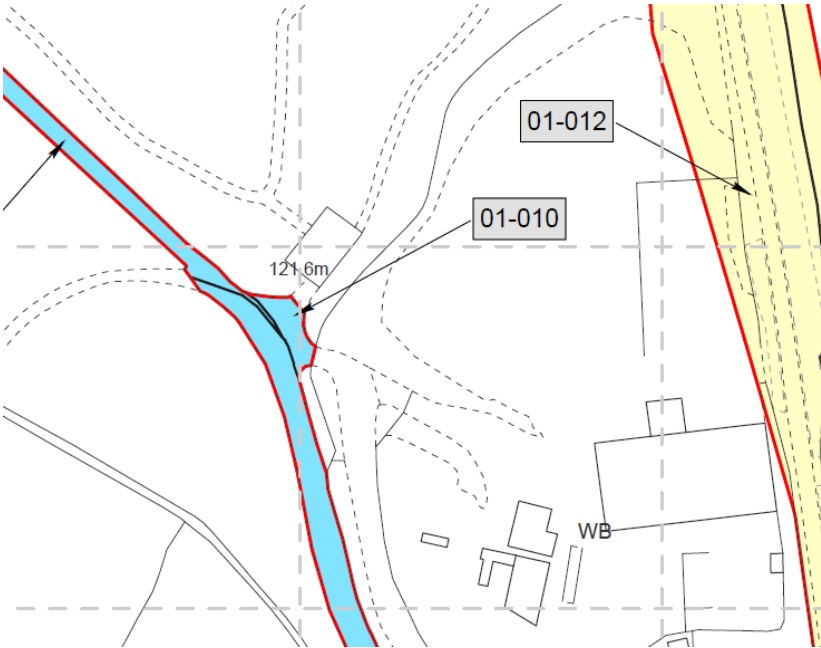
Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
1.	General	The applicant is advised to check the issues raised on individual plans against the full suite of plans prior to submission.
2.	Special category land plan	The scale is misaligned so the text appears overlapping the plan itself, rather than in the drawing title section. This should be addressed so that scales are quickly and easily identifiable to ensure compliance with Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (APFP) Reg 5(3).
3.	Special category land plans	Labelling should be reviewed to ensure all points of reference used in descriptions are clear. The land specified as open space on sheet 1 of 2 does not have any labelling. Dotted lines within it indicate some type of road or track. Dotted lines are used elsewhere in the sheet for both tracks and the B3279. Solid lines are also used elsewhere in the sheet for both tracks and roads, making it hard to distinguish. The alignment of place names should be reviewed so that these are clearly legible and distinguishable from other text on the plan. Examples on sheet 2 include Fore Street and Hendra Cottage which overlap with other text so it is difficult to read. The label to the west of Trelavour Farm on sheet 1 is not legible. Abbreviations should be explained in the legend (examples used are LB, DW, GP, ETL). Numbering for plot 01-012 is missing on the main sheet (it is present in the insert).
4.	Land Plan - general	There are what appear to be cut lines on the border of every sheet. Some are labelled, others aren't. When in close proximity to other cut lines it can be confusing to interpret for some users. Additional labelling should be considered where these need to remain. There are no inserts, making some plots difficult to locate (for example plot 02-22 on sheet 4). The Land Plan appears to be missing drawing layers of detail (see land plan overview sheet in comparison to work plans overview) which may reduce readers ability to locate key land marks.

Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
		Cross checking against the Book of Reference: The full Book of Reference was not supplied, so the Inspectorate was unable to cross check the land plan against the Book of Reference. The applicant is reminded to cross check the land plan against the book of reference to ensure that descriptions are clear and consistent when describing the requirement for rights, size and location. Any land markers used in the description column in the Book of Reference should be identified on the plan. Labelling and legends: The labelling regarding acquisition of rights appears to be overly simplistic. For example, in areas of permanent acquisition it is unclear whether there would also be any temporary use of land and extinguish of easements, servitudes and other private rights. The applicant should ensure the labelling reflects all powers and rights sought. The placement of the north arrow appears in the legend rather than on the plan. Whilst this is compliant with the APFP regulations, the applicant should consider whether placement of the north arrow on the plan itself would assist with readability. Also inserts need own north arrow if of a different orientation. Labelling should be reviewed. There is overlapping text in some places, making street names and places difficult to identify. Examples are the lower right hand corners of sheets 2, 6 and 7. Land markers are not consistent in text size across work plan and land plans making comparison difficult. Some labelling is very small and hard to read.

Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
5.	Land Plan – queries relating to specific plots	Sheet 1: Plot number 01-011 appears to be missing:  Sheet 2: There appears to be two different plots both labelled 02-018. Sheet 2: within plot 02-039 there is a dark linear internal plot. It is unclear whether this is a separate parcel of land. The same applies for plots 02-040, 03-013. This also occurs on sheet 6.

Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
		Sheet 3: Plots have been assigned to an area of land where no rights are sought according to the legend, yet these have plot references (03-003 & 03-005). What is the significance of the plot numbers and are these plots within the Book of Reference? Sheets 3 and 4: There appears to be an unlabelled plot north-east of 03-004.  Sheet 4: Plot identifier 03-012 appears to be missing. Sheet 8: The scale/cut lines should be reviewed in comparison to other sheets.

Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
		Sheet 9: Plot reference 09-007 is missing.
6.	Work plans - general	Descriptions don't contain sub-level detail (for example Works 10 is "Water Connections" but Work 10a is River Fal Northern Outfall and 10b is "Wastewater and Process Water Connections" but the work plans only describe "Water Connections"). The applicant should consider if it would be more user friendly to be able to differentiate between the sub-works. Key features should be listed, such as the Goss Moor National Nature Reserve (unable to locate label near works 12). Colour scheme/hatching is clear in the legend, but on some sheets were multiple layers overlap it could be difficult to interpret, particularly where there is overlap of works with similar colour identification. Where a high number of works overlap, the applicant should consider how best to clearly differentiate between works for the viewer (examples are Reference 56800/194800 on sheet 4, the top right corner of sheet 6 and Works 7A and 7D on sheet 6). Legends for Works 2A and 4C, Works 5 and 7B and Works 6 and 9 are very similar and difficult to distinguish when on the same sheet. Could the direction of lines be changed to help distinguish between the two?.
7.	Work plans – queries relating to specific sheets/works.	Sheet 2: A section of the red line boundary (RLB) at the bottom of sheet 2 with no works applied? This also appears on sheet 4. Is this intentional? Sheet 3: The angle & spacing of hatching for Work 11A mean there are sections of the areas within the RLB that appear blank, in the bottom right hand corner and middle areas of the sheet. It is not obvious as to whether this is intentional or whether these areas form part of the works. Sheet 4: There is a typo in description for Work 6. This also appears on sheet 6. Sheet 4: Reference 56800/194800 has multiple works overlapping. This also appears on sheet 6 in the top right corner. The use of inserts in such areas may make this easier to interpret.

Draft sample works plans, land plans and special category land plans

Ref No.	Plan Name and Ref	Comment or question
		Sheet 5: Works number 1 & 2 are listed under the same description, however these have different (but similar) descriptions in the DCO Schedule 1.
8.	Work plans – Limits of deviation	Para 4.7 of the Explanatory Memorandum refers to lateral and height limits of deviation. The applicant should ensure that all limits of deviation are clearly shown and labelled on the work plans.

Draft planning and policy compliance statement

Ref No.	Paragraph/ Section	Comment or question
1.	General	No planning history for the site is provided in this version of the draft.
2.	General	Whilst relevant national and local policies and guidance have been referenced, there is no commentary on the proposed development's compliance with them in this version of the draft.
3.	General	There is no identification of the potential impacts of the proposed development in this version of the draft.
4.	General	No planning balance has been undertaken in this version of the draft.

Draft book of reference (BoR)

Ref No.	Page/ Plot Ref	Comment or question
1.	General	The draft BoR supplied did not contain the necessary schedules to enable the Inspectorate to cross check the content against the land plans. The applicant is reminded to ensure that the BoR should be cross checked against the land plan to ensure all plot references are contained. The applicant should also ensure descriptions are consistent across all documentation, providing clear information in relation what the land is required for – permanent acquisition, temporary possession, creation of new rights, etc. The applicant is also reminded to ensure the plots in the draft DCO are cross checked against the BoR to ensure they are under the correct Article (i.e if land on the plan is identified as permanent it should be under the correct 'Permanent' Article and schedule in the dDCO as well as in the Statement of Reasons and BoR). The BoR should have a column which identifies the size of the plot and the Article to which the acquisition relates (either temporary or permanent etc).