

**Tween Bridge Solar Farm**  
**- EN010148**  
**RWE Renewables UK Solar and Storage**  
**Limited**

**Section 51 Advice Log**  
**Version: 24/01/2025**

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 Inspectorate to the applicant (RWE Renewables UK Solar and Storage 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.

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Date of meeting	Meeting overview
24/01/2025	<p>Project Update Meeting:</p> <ul style="list-style-type: none"> <li>• Order Limits</li> <li>• Layout</li> <li>• National Grid Substation</li> <li>• Project programme / timeline</li> <li>• Issues tracker</li> <li>• Commitments register</li> <li>• PINS pre-application advice service</li> <li>• Document review and feedback timescales</li> <li>• Schedule of meetings</li> </ul>

Project name -s51 Advice Library	
Topic	Meeting date: 24 January 2025
Proposed landscape and ecological mitigation and enhancement areas	<p>In answer to questions from the Inspectorate, the Applicant said that discussions had been held with Natural England (NE) regarding the ecological assessment and the required extent of the ecological mitigation areas. Other species had been identified since non-statutory consultation requiring assessment.</p> <p>Noting the location of the proposed development relative to European sites, the Inspectorate advised the Applicant about the importance of working towards agreement with NE and other relevant bodies on the scope and extent of the baseline bird surveys and the required extent of the ecological mitigation areas before submission of the Development Consent Order (DCO) application, to help ensure a more efficient Examination.</p>
Environmental Impact Assessment	<p>At the time of the meeting, the Applicant confirmed that the Environmental Statement would assess the worst-case scenario, including for the two cable route options connecting to the new substations if both options remain at the point of DCO application. The Applicant was also referred to the Inspectorate's new Advice on the Commitments Register, which it was taking into account. The Applicant also stated that they are now using an Issues Tracker to record the level of risk and progress on a number of topics for the proposed development.</p>
Archaeology	<p>The Applicant explained that it was making effort to discuss and agree the approach to archaeological assessment with relevant consultation bodies including the local authority. The Inspectorate advised the Applicant to provide a robust justification for its approach, supported by reference to guidance where possible. Where there are any areas of disagreement, the Applicant should clearly explain its position in relevant application documents and why it considers its approach to be adequate.</p>
Cumulative Effects	<p>The Inspectorate advised the Applicant to review other solar projects in Lincolnshire as to how cumulative effects have been examined and the types of questions asked by Examining Authorities (see the Rule 6 and Recommendation Report for Gate Burton NSIP, as an example). For instance, waste management at the decommissioning stage had been an issue contested in examination and the extent to whether applicants had appropriate and deliverable measures and waste management plans in place. Additionally, the effects of Electromagnetic Fields (EMF) on fish from cables crossing</p>

	<p>watercourses was also an issue in contention in some solar project examinations (including Cottam, Gate Burton and West Burton).</p>
Pre-application Service	<p>In answer to questions asked by the Applicant, the Inspectorate advised that a limited number of Adequacy of Consultation Milestone (AOCM) had been received and reviewed under its new pre-application service at this stage, with comments published on its website. The Inspectorate advised the applicant to look at its comments on AOCM reports for Botley West and Beacon Fen for an idea of the type of issues being raised by the Inspectorate in its feedback.</p> <p>On the issue of draft document reviews, the Inspectorate advised that it was still taking approximately six weeks to review draft documents and pointed to Dean Moor Solar and Peartree Solar as examples of where recent feedback had been provided. The Inspectorate advised that typical draft documents submitted for review include the draft DCO and Explanatory Memorandum, draft Work Plans and Land Plans, the draft Consultation Report, the draft Environmental Statement project description chapter and draft Habitats Regulations Assessment (HRA) Report. A full list is provided in its 2024 Pre-application Prospectus. Noting the location of the proposed development relative to European sites, the Inspectorate advised that the documents submitted for review include the draft HRA Report. The 'standard' pre-application service also includes a draft document feedback review meeting with the Applicant, in addition to its written comments, where requested.</p> <p>The Inspectorate also advised that applicants would need to provide at least 3 months-notice if requesting to change its pre-application service tier. The likelihood and timing of this would be expected to be identified in the associated pre-application <a href="#">Programme Document</a>. A draft document review is not part of the 'basic' tier.</p> <p>In respect of future Project Update Meetings and any draft document review feedback meeting, the Applicant was asked to provide indicative dates as soon as practicable, along with the timing of submitting draft documents, to ensure the Inspectorate had appropriate resources available. These meeting dates should also be reflected in the Applicant's updated Programme Document. The applicant supplied the Inspectorate with its initial Programme Document in July 2024, in line with the Inspectorate's Expression of Interest process.</p>

Programme Document back	<p>Having reviewed the document, the Inspectorate considers overall that it covers the expected content as set out in the government's pre-application guidance at paragraph 10, namely setting out the expected programme timescales clearly, including a good description of the development and the main issues and risks involved, its engagement strategy with the host authorities and statutory bodies, and other related information on its pre-application activities.</p> <p>However, in updating its Programme Document, the applicant should:</p> <ul style="list-style-type: none"> <li>• include whether the Programme Document has been shared with relevant local authorities, statutory consultees and others and whether they were content with the proposed programme;</li> <li>• include dates for any Evidence Plan activities and/or multiparty meetings (if applicable to the project);</li> <li>• a date for the Adequacy of Consultation Milestone, which should be set three months before the submission of the application;</li> <li>• include information about any other consents or licences being sought (if applicable to the project);</li> <li>• whether an Issues Tracker will be used (see the Inspectorate's 2024 Pre-application Prospectus and the 'Primary service features' section for details); and</li> <li>• cross reference to the SoCC, as outlined in guidance.</li> </ul>

	<p>Though the risks identified by the Applicant has been included, it would be helpful to know the process by which these risks will be tracked and managed. It would also be helpful if the applicant could provide any information on its approach to design, and its progress with agreeing Planning Performance Agreements with host authorities and the procurement of discretionary services from relevant, chargeable statutory bodies (including where such authorities have agreed approaches to any mitigation). The Programme Document will need to be published and maintained on the applicant's website (as soon as practicable) and updated throughout the pre-application stage, as needed.</p>
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