



East Pye Solar – EN0110014

East Pye Solar Limited

Section 51 Advice Log

Version: 05 02 2026

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 Pye Solar 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	
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Date of meeting	Meeting overview
24 October 2024	Inception Meeting
05 June 2025	<p>Project Update Meeting</p> <ul style="list-style-type: none"> • Introductions • Scheme Overview • Project and Programme Update • Consultation and Engagement update • Scoping and PEIR • Environmental Update • Design Approach / Principles • Engagement with other DCOs • Questions / AOB
28 October 2025	<p>Email</p> <ul style="list-style-type: none"> • Pre-application Prospectus
17 December 2025	<p>Project Update Meeting</p> <ul style="list-style-type: none"> • Introductions • Scheme and Programme Update • Scheme Overview • Consultation and Engagement update • Main Issues / Environmental Update • Engagement with other DCOs • Questions / AOB
29 January 2026	Adequacy of Consultation Milestone (AoCM) Document feedback
05 February 2026	Issues Tracker Feedback

Project name -s51 Advice Library	
Topic	Meeting date: 05 June 2025
Scheme Overview /Programme Updates	<p>The applicant provided an update on the agenda items listed above and general progress of the project. The applicant informed the Inspectorate that a summary report was produced following feedback received at the non-statutory consultation phase. Statutory consultation is due to begin on 18 June and run until 6 August 2025. The Statement of Community Consultation had been published and the Preliminary Environmental Information Report and other consultation material would be published soon and at the start of the consultation. Following feedback from Councils, the applicant was looking to run consultation for seven weeks, with an additional in-person event scheduled following feedback from Parish Councils. The applicant confirmed the submission of the application is due in November 2025. The Inspectorate advised the applicant to keep it updated with any changes at the earliest opportunity regarding the submission date and to ensure that the Programme Document is updated accordingly. This would help facilitate resourcing around the Christmas period.</p> <p>Any updated Programme Document should also reflect the applicant's anticipated timeframes for holding Project Update Meetings with the Inspectorate.</p> <p>In answer to questions about the grid connection, the applicant said that it was holding ongoing discussions with National Grid in respect of its new substation, but that it has accounted for the likely location within its draft Order Limits based on the latest available information and has been assessing on a worst-case scenario basis with respect of its likely grid connection route. Relevant information would be contained in its consultation material, the applicant added. Feedback at the non-statutory consultation stage on the grid connection corridor had been received and assessed by the applicant, the Inspectorate was advised.</p>
Issues Tracker	<p>The Inspectorate queried whether the applicant was using an Issues Tracker (which may culminate into a Potential Main Issues for the Examination as an application document) alongside any work in preparing potential Statements of Common Ground (SoCGs) with statutory consultees, and how such issues and the discussions with consultees were being captured. The applicant stated that they were looking to produce relevant SoCG's, and were aware of the benefits of an Issues Tracker, but were using this more as an internal document. The Inspectorate advised the applicant to update the main issues in its Programme Document in relation to</p>

	progress made regarding any methodology for assessments agreed with statutory bodies and the applicant's view on the main issues for resolution and activities they are undertaking to address those, in the next iteration of the document. This will assist the Inspectorate and others' understanding of the progress made.
Design Approach	In answer to questions about the design of the project, the applicant said it was aware of the Inspectorate's Advice on Good Design and the benefits of creating a Design Approach Document (DAD) to explain the design evolution of the scheme and how it has responded to feedback or taken account of survey outcomes, as well as how it meets the criteria on design in the National Policy Statements. The Inspectorate advised that taking account of the questions in Annex A of the Advice on Good Design and other guidance such as those produced by the National Infrastructure Commission, can assist with an efficient examination and may reduce the number of questions from the Examining Authority or requests for additional evidence at examination. The applicant advised it had been consulting with relevant bodies such as South Norfolk Council and the Wildlife Trust in respect of the retention and extension of the hedgerow network. The applicant said it had been working on the design to ensure the retention of the hedgerow network accordingly.
Adequacy of Consultation Milestone	In relation to the adequacy of consultation milestone, the Inspectorate advised the applicant to inform it at the earliest opportunity of any delays as this will allow time for the relevant feedback to be given and addressed by the applicant before submitting the application (three months being the recommended time frame).
Topic	Advice (Email): 28 October 2025
Pre-application Prospectus	The Inspectorate has advised that, following a six-month review, the Pre-application Prospectus has been updated. Applicants with live projects at the pre-application stage should familiarise themselves with the revised document and consider any implications for their engagement with the Inspectorate. Key updates include: <ul style="list-style-type: none"> • The establishment of land and rights negotiations tracking as a core service feature. All applicants are now expected to develop and share a tracker using one of two standard templates, regardless of service tier.

	<ul style="list-style-type: none"> Clarified expectations for applicants ahead of meetings with the Inspectorate. This includes confirmation that the Inspectorate may delay or refuse service where pre-meeting requirements, such as the timely submission of an updated programme or issues tracker, are not met.
Topic	Meeting Date: 17 December 2025
Grid Connection	<p>In relation to Site 1B, the Inspectorate advised the applicant to be clear in its application documentation whether the point of connection is into the existing 400kV overhead line or a new substation by National Grid (and clarify what the grid connection infrastructure will look like, any construction phasing needed, the type of pylons to be used, the consenting route and timescales for a new grid substation, and any changes to existing grid infrastructure). The Inspectorate asked whether the existing 400kV overhead line would need to remain in continuous operation, and that this should be clear in the examination documents.</p> <p>The applicant confirmed that the DCO Application will include land within the Order Limits for a new National Grid substation and that some modifications to existing pylons and the 400kV overhead line (such as use of temporary towers) will be needed to facilitate connection to the grid. This will be reflected in the Works Plans.</p> <p>The Inspectorate also advised the applicant to review Examining Authority questions in recent Solar examinations on whether the storage capacity of proposed Battery Energy Storage Systems (BESS) is for the proposed development solely or for other schemes, when preparing their documentation.</p>
Issues Tracker	The Inspectorate welcomed the applicant's Issues Tracker and will provide feedback (if needed) in due course. At this point, however, the Inspectorate advised that several 'amber' rated issues should be resolved or agreed with statutory consultees as far as practicable before examination (such as flood risk, land classification and highways works), clarifying any points of disagreement and/or outstanding matters in the application documentation at 'acceptance'.
Surveys	The Inspectorate advised the applicant to seek agreement with Natural England (NE) before examination on its proposal not to undertake Agricultural Land Surveys (ALC) of the cable route corridor(s) (pointing to the recommendation report for 'Oaklands Farm Solar Park' where NE raised concerns about the assumptions on land quality in that case and requested an ALC survey to be undertaken on the cable route corridor

	<p>during examination, with the applicant providing an additional ALC survey and updated ES and Outline SMP to address the matter (see para 3.3.64 onwards of the report)).</p> <p>The Inspectorate also advised the applicant to ensure that any relevant assessments are completed in time, especially in respect of functionally linked land</p>
Engagement	<p>The Inspectorate said that it has received adequacy of consultation representations from members of the public on past applications, especially questioning whether applicants have fulfilled the 'Gunning Principles'. Others have typically questioned why applicants have powers to access land to undertake surveys. The Inspectorate advised the applicant to make clear in its Consultation Report, its approaches and communications with local communities and others and how it has fulfilled the statutory requirements on consultation as well as its regard to any relevant responses received.</p>
Plans	<p>Applicant asked whether toggle on and off function could be used for the Works Plan. The Inspectorate advised that problems have occurred with plan layer rendering and computer memory on some cases, with individual file sizes exceeding the megabyte allowance. This can cause issues when opening and viewing multiple plans on the Inspectorate's system. Plans should therefore be submitted in a format and to a standard that enables multiple documents to be opened at the same time (pointing to s51 advice following acceptance letter given on Fosse Green Energy).</p>
Topic	Adequacy of Consultation Milestone (AoCM) feedback: 29 January 2025
Adequacy of Consultation Milestone (AoCM) feedback	<p>The applicant's Adequacy of Consultation Milestone (AoCM) statement has been prepared and submitted having had regard to the government's statutory pre-application stage guidance as well as the Inspectorate's non-statutory 2024 Pre-application Prospectus. Having reviewed the applicant's AoCM statement, the Inspectorate considers that it sets out clearly the applicant's consultation activities undertaken to date, confirms the approaches set out in the applicant's Statement of Community Consultation (SoCC), and summarises the consultation responses and the way in which they are shaping the application.</p> <p>It is noted, however, that only Norfolk County Council and South Norfolk Council as 'host' authorities were consulted by the applicant on its AoCM statement. It is helpful if the views and any relevant supporting material about the AoCM are sought from all relevant local authorities, where feasible (it is</p>

	<p>noted that the AOCM statement lists Great Yarmouth Borough Council, Norwich City Council, East Suffolk Council, Broadland District Council, Breckland District Council, Mid Suffolk District Council, Broads Authority, Suffolk County Council, Cambridgeshire County Council, Lincolnshire County Council as other neighbouring district, county and unitary authorities).</p> <p>In respect of South Norfolk Council's response to the AOCM statement, dated 31 December 2025, the council maintains its view on alleged engagement failures during the statutory and targeted consultation phases, such as "a lack of information and updates to the PEIR in relation to the cumulative, safety and environmental impacts of the Project as part of the consultation processes and thereby they would question the meaningfulness and effectiveness of the pre-application consultation". The Inspectorate also notes the applicant response to the council, in which it has sought to address the Council's concerns on these points. It will be important for the applicant to provide sufficient information in its Consultation Report at 'acceptance' to demonstrate how it has complied with the legislative requirements for consultation and provide any reasons why it believed further consultation was not required.</p> <p>The Inspectorate's comments on the applicant's AOCM statement are made without prejudice to any decision on whether to accept the application for examination.</p>
Topic	Issues Tracker Feedback: 05 February 2026 <p>Issues Tracker (February 2026 version)</p> <p>The Planning Inspectorate welcomed receipt of the applicant's Issues Tracker, and the level of information provided, as requested under the primary service features of the Inspectorate's published 2024 Pre-application Prospectus. Consequently, the Inspectorate provides the following advice to assist the applicant in reviewing and updating its Issues Tracker, and where practicable, resolving any relevant issues with statutory parties before submitting its Development Consent Order application.</p> <p>General comments</p> <ul style="list-style-type: none"> • The Issues Tracker is currently organised by consultee, which creates some duplication in places. It may benefit from being restructured by 'topic' instead, so that related input from various parties on each topic can be consolidated.

- The Issues Tracker should, where relevant, reflect current examination practice and the standards in made Development Consent Orders for Solar applications, when addressing the principle main issues or in undertaking satisfactory assessments. There appears to be a lack of detail on the extent to which assessment methodologies have been agreed with statutory consultees on a topicbytopic basis. The applicant is advised to reach agreement with relevant statutory parties on the extent of data and survey work needed before submitting the application, or provide robust reasons for taking a different approach, to facilitate an efficient examination and meet regulatory requirements. Clearer and more comprehensive information on these matters should be included.
- Additionally, it also appears that mitigation measures have not yet been agreed with the statutory parties, or in some instances not yet discussed (such as in relation to landscape, ecology and transport). These matters should be resolved before the submission of the application for 'acceptance'.
- **Detailed points**
- Landscape mitigation measures should form a key component of the indicative site layout, and thus the applicant should address the concerns of Norfolk County Council and South Norfolk District about an alleged lack of engagement on this matter.
- There appears to be several outstanding matters relating to the water environment and flood risk with the Lead Local Flood Authority. The applicant should seek to agree its flood modelling methodology with the Environment Agency at the earliest opportunity.
- The Issues Tracker indicates that an assessment of abnormal indivisible load routes is yet to be undertaken. Route feasibility should be established at an early stage to ensure that a suitable and deliverable route is available.
- The Issues Tracker also indicates that trip generation calculations are still being updated for the Environmental Statement and will be detailed in the Transport Assessment and Outline Construction Traffic Management Plan. However, the applicant is advised to agree these matters with the local highway authority, as

	<p>well as impacts on public rights of way and any proposed diversions with relevant authorities.</p> <ul style="list-style-type: none"> • The applicant should also seek agreement with Natural England regarding the extent of the Agricultural Land Classification survey area, including the cable route corridor, as soon as possible. • The applicant also needs to address the matters raised by Historic England, particularly agreeing the extent of assessment required on effects on historic assets. <p>As the applicant is intending to submit its application towards the end of February 2026, the applicant should resolve outstanding matters as a matter of urgency. An updated and more comprehensive Issues Tracker, capturing the progress the applicant has made to date and agreements reached with statutory parties (or pathways to resolution), would provide greater assurance as to the preparedness of the application.</p>
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