

Leoda Solar Farm

Section 51 Advice Log Version: 12 September 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 Leoda Solar Farm 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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| Date of meeting | Meeting overview |
| 19 August 2025 | Revised Programme Document August 2025 |
| 12 September 2025 | Project Update Meeting |
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Leoda Solar Farm - s51 Advice Library

| Topic | Meeting date: 19 August 2025 |
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| Revised Programme Document August 2025 | <p>The Inspectorate has reviewed the applicant's latest Programme Document (August 2025 version), which has been produced having regard to the government's guidance on the pre-application stage and the expected content of Programme Documents as set out at paragraph 10. It is considered that the Programme Document overall provides a good description of the proposed development, the applicant's approach to pre-application activities and the listing of the main issues to be resolved.</p> <p>However, the Inspectorate refers the applicant to its previous advice on the initial Programme Document as set out in its inception meeting note. It is advised that the applicant provides an outline of the 'risks' identified at this stage in addition to how those risks will be managed (see paragraph 10 of the government's guidance). Additionally, the 'main issues' table should be kept regularly under review and updated as the application progresses through the pre-application stage. It should contain relevant information on the progress made against the identified issues and any agreements reached with relevant statutory bodies on its proposed methodologies and assessment outputs. This information will help keep the Inspectorate, statutory parties, and members of the public informed of such developments.</p> <p>It is also advised that the 'Project Programme' main events list should include timescales for: any likely Project Update Meetings with the Inspectorate; consultation on the draft Statement of Community Consultation (SoCC); publication of the SoCC and Preliminary Environmental Information Report; and the Adequacy of Consultation Milestone statement stage.</p> <p>Lastly, it would be helpful if the Programme Document indicated whether any non-DCO licences or consents are needed, the progress made with stakeholder engagement (such as general progress on agreeing any protective provisions with statutory undertakers, voluntary agreements with landowners, and Planning Performance Agreements with relevant authorities), whether any Crown Land and/or Special Category Land is involved, as well as whether the</p> |

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| | applicant intends to submit a Design Approach Document and Policy Compliance Document with its DCO application. |
| Topic | Meeting date: 12 September 2025 |
| Agricultural Land Surveys (ALC) | <p>In relation to Agricultural Land Classification (ALC) surveys, the Inspectorate asked if the surveys being carried out for only the solar array areas, or also on the proposed electricity connection route corridor.</p> <p>The applicant stated that it is of the opinion that the corridor doesn't require this data currently, as the land is only for temporary use, therefore it is only carrying out an ALC survey of the main site. The applicant noted that the neighbouring projects did not undertake an ALC survey along the corridor when they submitted their applications.</p> <p>The Inspectorate advised that some statutory bodies have been asking for data in relation to the cable corridor where this approach has been taken on previous submitted NSIP applications and that the applicant should present a justification of its approach, with reference to any areas of agreement with the relevant bodies.</p> |
| Non-statutory Consultation | <p>Non-statutory consultation ran between 23 January and 6 March 2025. The applicant sent a newsletter to the local community in August 2025, to keep stakeholders updated on progress of the project and how feedback received during non-statutory consultation was shaping the design.</p> <p>The Inspectorate asked if any of the responses related to cumulative impacts, particularly with other planned solar farms in the surrounding area. The applicant stated that visual impacts and construction traffic had been cited as concerns. The applicant is working with the Fosse Green and Springwell applicants to understand and mitigate potential cumulative impacts. The Inspectorate also asked if there were any significant objector groups, with the applicant replying that it was aware of the Cliff Villages Action Group, which was objecting to other schemes. The applicant said that it was actively engaging with members of the public who have shown an interest in the proposed development.</p> |
| Design | <p>The applicant provided key feedback on the design and presented responses to comments raised during the non-statutory consultation. These included matters relating to PRow use, transport and access, the substation and BESS locations, solar PV panel locations, landowner and Category 3 interests, and the grid connection corridor. The applicant will factor these responses into the statutory consultation. The applicant stated that the proposed positioning of solar</p> |

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| | <p>PV panels is considering the needs of a variety of stakeholders, including those with interests in land and a model flying club. The applicant stated that an assessment of impacts from glint and glare shall form part of the application. The applicant also engaged with the model flying club to agree on the extent of their flying area.</p> <p>The inspectorate advised that the applicant should engage with the Ministry of Defence to understand potential aviation impacts, and highways authorities to understand potential impacts on road users.</p> <p>Non-Statutory consultation included several options in relation to the electricity connection route corridor, that were now in the process of being refined based on feedback received, with a preference for the cables to be placed underground.</p> <p>The applicant stated that National Grid has undertaken work on selecting the site of a new substation and understand that it shall be making a TCPA application in January 2026.</p> <p>The Inspectorate advised as a general point that, as part of its application acceptance tests, a review would be undertaken of the adequacy and spatial coverage of survey data of the solar, grid connection and substation areas. The Inspectorate advised that it would be beneficial to provide evidence of agreements with statutory bodies in relation to the scope of survey undertaken.</p> <p>In answer to questions from the Inspectorate, the applicant stated that there are 15 landowners on the main site and that options agreements had been signed.</p> |
| Engagement Programme | <p>The applicant has had recurring meetings with Lincolnshire County Council and North Kesteven District Council and shall be carrying out formal consultation on the SoCC in October – November 2025.</p> <p>The Inspectorate asked if Planning Performance Agreements were in place with relevant local authorities.</p> <p>The applicant stated that they were and that it knew of no resourcing issues.</p> |
| Risk Identification and Review | <p>In response to the Inspectorate's comments on the programme document submitted on 19 August 2025, the applicant presented a review of emerging project risks and proposed mitigation strategy.</p> |
| Topic | Meeting date: DD Month YYYY |
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