

Clean Air Solar Farm (formerly Kingfisher Solar Farm)

Section 51 Advice Log

Version: 06 March 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 Planning Inspectorate to the applicant (Clean Air Renewables 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.

Clean Air Solar Farm - s51 Advice Library

Topic	Advice (Email): 28 October 2025
Pre-application prospectus	<p>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.</p> <p>Key updates include:</p> <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. • 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	Project Update Meeting: 06 March 2026
Crown land	<p>The Inspectorate advised the applicant to confirm its position on Crown land and keep the Inspectorate updated. If Crown land is identified, the applicant should progress discussions and secure the necessary consents as early as possible, aiming to resolve or mitigate any matters before the examination.</p>
Consultation with local community	<p>The Inspectorate advised the applicant to clearly explain its design changes within the design principles and consultation material, for example where gaps are left in the order limits to maintain well-used walking routes or views, to ensure openness with the local community.</p> <p>The Inspectorate advised that the applicant should also ensure the consultation demonstrates:</p> <ul style="list-style-type: none"> - Why the consultation was undertaken. - What the consultation sought to achieve. - How the results influenced the project development.

Flooding matters	The Inspectorate advised the applicant to reach early agreement with the Environment Agency on flooding matters, particularly the methodologies underlying the flood risk assessment, to ensure a more efficient examination.
Agricultural Land Classification (ALC)	The Inspectorate advised the applicant to agree the approach to ALC surveys for the cable corridor with Natural England as early as possible. Where agreement cannot be reached, the applicant should provide a clear justification, referencing any relevant precedent. Early engagement with Natural England will help prevent this matter from becoming a point of contention during the examination.
Action groups and parish councils	The Inspectorate advised the applicant to engage with action groups and parish councils, as early engagement will assist in ensuring a smoother examination process.
Scoping report	The applicant is expected to submit its Scoping Report in Q2 or Q3 2026. The Inspectorate advised the applicant to include as much information as possible within the Scoping Report, including baseline survey information to support a robust and efficient scoping process.
Update to the website	The applicant's name and project name will be updated on the website as the project has evolved. A new project email address will also be provided. The Inspectorate advised the applicant to provide updated basic case information, as well as revised banking details if these have changed, to enable the necessary updates. The applicant was also advised to provide an explanatory letter describing the project changes and that it will be published on the project page. The Inspectorate advised the applicant to provide a submission month, rather than a quarter.
Topic	Inspectorate comments on the Programme Document: 16 March 2026
Programme Document	The applicant supplied the Inspectorate with its updated programme document (March 2026). The Inspectorate has reviewed the document and notes that it continues to provide a clear and comprehensive programme timetable of the main events and approach to engagement, as well as the risks identified by the applicant and the main issues requiring resolution (which will be supplemented by the applicant's Issues Tracker in due course). However, the applicant should also include in its programme timetable the Adequacy of

	Consultation Milestone Statement (which is due 3 months before submitting the application).
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