

Clean Air Solar Farm (formerly Kingfisher Solar Farm)

Section 51 Advice Log Version: 29 July 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant (Clean Air Renewables Limited) during the pre-application stage. It will be updated by the Planning Inspectorate after every interaction with the applicant within which s51 advice has been given.

The applicant will always be given the opportunity to comment on the Planning Inspectorate's draft record of the s51 advice given before it is published on the relevant project page on the [Find a National Infrastructure Project website](#).

The role of the advice log at the acceptance stage

Section 55(4) of the PA2008 requires the Planning Inspectorate to consider, amongst other things, the extent to which the applicant has had regard to the s51 advice given by the Planning Inspectorate in connection with the application when deciding if the application can be accepted for examination. Section 51 advice includes:

- advice given about applying for an order granting development consent
- advice given about making representations about an application for an order granting development consent

The applicant will use this advice log as the tool for demonstrating:

- regard to the s51 advice given to the applicant by the Planning Inspectorate
- regard to any s51 advice given to others by the Planning Inspectorate

The applicant will submit a final version of this advice log which demonstrates regard to all s51 given by the Planning Inspectorate at the pre-application stage as part of the application.

Clean Air Solar Farm – Applicant meeting index

Date of meeting	Meeting overview
<u>15 January 2025</u>	Project Inception Meeting (as Kingfisher Solar Farm)
<u>28 October 2025</u>	Email – Pre-application Prospectus
<u>06 March 2026</u>	Project Update meeting
<u>16 March 2026</u>	Inspectorate comments on the Programme Document
<u>15 July 2026</u>	Email advice regarding Planning and Infrastructure Act 2025

Clean Air Solar Farm – Log of s51 given to the applicant

Meeting date: 15 January 2025

Topic	s51 advice given	Applicant regard to s51 advice given
Good Design	The Inspectorate advised the applicant to provide a clear design vision and explain how stakeholder and local community feedback has influenced the design.	
Bird Surveys	The Inspectorate advised the applicant to agree the scope of wintering and breeding bird surveys with Natural England and other relevant consultees.	
EIA Scoping	The Inspectorate advised the applicant to have regard to its guidance on Commitments Registers and Technical Advice for Scoping Solar Developments.	
GIS Data	The Inspectorate advised the applicant to submit a GIS shapefile at least 10 working days before submitting the Scoping Request.	
Statutory Consultees	The Inspectorate advised the applicant to ensure charging arrangements are in place	

	with statutory consultees before scoping begins.	
Programme Document	The Inspectorate advised the applicant to include project risks, SoCC development, Adequacy of Consultation arrangements, Project Update Meetings and PPA progress in future Programme Document updates.	
Email update: 28 October 2025		
Topic	s51 advice given	Applicant regard to s51 advice given
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: • 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.	
Meeting date: 06 March 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
Crown land	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.	
Consultation with local community	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.	

	The Inspectorate advised that the applicant should also ensure the consultation demonstrates: - 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.	
Email update: 16 March 2026		
Topic	s51 advice given	Applicant regard to s51 advice given

Inspectorate comments on the 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).	
Email update: 15 July 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
Planning and Infrastructure Act 2025 updates	In light of the amended legal framework which will be introduced from 24 July 2026 by the Planning and Infrastructure Act 2025, the Planning Inspectorate issued written advice to the applicant on 15 July 2026 requesting for: • evidence within the submitted application in relation to duties under s46 and s48 of the PA2008 to be provided as an appendix to any engagement summary document that the	

	applicant may choose to submit or, where the applicant chooses not to submit such a document, as a discrete document titled 'Section 46 and section 48 information' • evidence within the submitted application in relation to new s55(4)(e) of the PA2008 to be provided in a submission version of this expanded advice log template	
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[Project name] – Log of s51 advice given to others		
Person s51 advice given to	s51 advice given	Applicant regard to s51 advice given
Name and/or organisation	Summary of s51 advice given and link to advice register	Applicant to complete