

EcoPower Suffolk Solar – EN0110019

EcoPower Suffolk Limited

Section 51 Advice Log

Version: 28 October 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 EcoPower Suffolk 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.

Project name s51 Advice Log - Index	
Date of meeting	Meeting overview
31 January 2025	Inception Meeting
29 September 2025	<p>General Project update</p> <ul style="list-style-type: none"> - Additional land - Cable corridor <p>Engagement update</p> <ul style="list-style-type: none"> - Non-stat consultation feedback - Further engagement following stat con - Stakeholder engagement <p>Environment update</p> <ul style="list-style-type: none"> - Survey update - Scoping <p>Next steps</p> <ul style="list-style-type: none"> - Programme <p>Update from PINS on expectation of new guidance</p>
28 October 2025	<p>Email</p> <ul style="list-style-type: none"> - Pre-application prospectus

Project name - s51 Advice Library

Topic	Meeting date: 29 September 2025
<p>Project update</p> <ul style="list-style-type: none"> - Additional land - Cable corridor 	<p>The applicant outlined certain evolutions of the design of the proposed development since receiving feedback from parties during the introductory, non-statutory consultation phase.</p> <p>The Inspectorate outlined that any main design changes should be explained in the applicants' design approach document (or equivalent) in how the proposed development has evolved from feedback and how it fits in with the design principles. The applicant should ensure the criteria on design in the National Policy Statements and relevant local policies is addressed in relevant application documents. The applicant may wish to refer to the Inspectorate's published Advice on Design for further information about the typical issues that are likely to be covered at examination.</p> <p>The applicant agreed changes and reasons for changes would be captured in the relevant chapter of the final DCO environmental statement and the design document.</p> <p>The Inspectorate asked what level of feedback the applicant has received from the nearby business park.</p> <p>The applicant was not aware of any feedback from any of those businesses at this point but would capture any feedback received during the different consultation phases.</p> <p>The Inspectorate asked if the additional land will be included as optionality in the statutory consultation or would additional plots be finalised before.</p> <p>The applicant is including the additional land in the scoping boundary for now but is not likely to include the additional land within its statutory consultation. The applicant is seeing how this will bring forward any design related changes for stakeholders. The applicant is not likely to narrow the boundaries before the statutory consultation phase.</p>
<p>Engagement update</p> <ul style="list-style-type: none"> - Non-statutory consultation feedback - Further engagement following statutory consultation 	<p>Resident/Action Groups – the Inspectorate advised the applicant to continue to identify and engage with any action groups and respond to any issues or concerns they may have where feasible or collate common areas of disagreement, as this is likely to assist with a more efficient examination. The applicant confirmed that engagement is ongoing with all necessary stakeholders.</p> <p>In relation to discussions with other parties the Inspectorate advised that sharing and agreeing draft protective provisions with statutory undertakers at the pre-application stage is</p>

<p>- Stakeholder engagement</p>	<p>likely to assist, again, with a more efficient examination and may reduce the time taken during examination to agree such provisions and the number of questions asked by the Examining Authority. Being prepared to provide agreements (i.e. in the form of Statements of Common Ground) at acceptance or examination would assist in this regard.</p> <p>The Inspectorate outlined that it was notified in July 2025 of the White Elm project's withdrawal from the PA2008 process.</p>
<p>Next steps and programme</p>	<p>The Inspectorate asked the applicant to provide as much detail as possible about the proposed development and the main issues arising from the development, before statutory consultation takes place. Enough detail should be provided in consultation material to enable consultees to give informed responses. The applicant confirmed it was aware of this principle. The Inspectorate also added that it is important to include in the Programme Document, the progress made against the main issues and any agreements reached with statutory parties on the applicant's proposed methodology or particular assessment outputs/ proposed mitigation. The Inspectorate advised the applicant to review the Programme Document produced by the applicant for One Earth Solar, as an example of how the main issues in that case were set out and details about the progress made against these.</p> <p>The applicant asked how often would the Inspectorate like these Programme Documents to be updated? As a guide, the Inspectorate advised that the Programme Document should be updated following each milestone in the pre-application stage (such as post-Scoping, following consultation on the draft SoCC, following statutory consultation and any further, targeted consultation, and following the draft document service and/ or holding multiparty meetings (where applicable)). The Programme Document is for the applicant to outline its focus on the approach and progress made on consultation (including securing PPAs and SLAs), what the main risks are and how these are being managed, and where input from certain statutory parties, local authorities, and the Inspectorate is needed. Updated Programme Documents assist all parties, particularly statutory consultees, to understand the timescales involved and ensure their contribution is programmed in the pre-application stage at the most effective point.</p> <p>The applicant advised that they will be in touch with regards to the next steps for scoping.</p>

Update from PINS on expectation of new guidance	The Inspectorate are continuing with the current legislation and procedures until any changes are made. Any updates will be provided when appropriate.
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.