

Sedgeby Solar Farm – EN010026 Sedgeby Solar Farm Ltd

Section 51 Advice Log Version: 28 April 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 (Sedgeby Solar Ltd) 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
28 October 2025	<ul style="list-style-type: none"> • Email – Pre-Application Prospectus
28 April 2026	<ul style="list-style-type: none"> • Land Rights • Scoping Opinion • Protective Provisions • Pre-application • Grid Connection • Issues Tracker • Programme Document

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	Meeting date: 28 April 2026

Land Rights	The Inspectorate advised the applicant to continually review its land rights tracker and record relevant, high-level information during pre-application as its land referencing, land surveys and land negotiations mature, as this will help identify any risks to delivery and any potential acceptance and/ or examination issues that may require addressing/ mitigation. In respect of the land rights tracker, the document produced for Keadby Next Generation Power Station Project provides a useful example.
Scoping Opinion	The Inspectorate noted that air quality is to be scoped out of the Environmental Statement (ES) by the applicant following the Inspectorate's recommendation in the Scoping Opinion that the topic be scoped in for ecological receptors. The applicant explained that it was reviewing current industry guidance on the topic and would justify its approach in the ES.
Protective Provisions	The Inspectorate advised the applicant to continue progressing its discussions with Network Rail and other affected statutory undertakers to agree any draft bespoke or standard protective provisions before the application is submitted for acceptance, where feasible. The applicant was aware and was continuing its discussions with Network Rail in respect of its proposals to use Horizontal Directional Drilling (HDD) for cabling under the East Coast Main Railway Line at the point of crossing between the two main solar array sites, with further, detailed discussions being scheduled with all statutory undertakers.
Pre-application	The Inspectorate advised the applicant to continue to review the pre-application prospectus in relation to key milestones and the suggested contact points for scheduling meetings, and to indicate if any specific section 51 advice is needed on topics ahead of meetings, as this will help with discussions and planning.
Grid Connection	<p>The applicant discussed its point of connection to the 'Thormanby 400kV Substation', where details of the connection are not yet confirmed by National Grid.</p> <p>The Inspectorate advised the applicant to review the Written Questions issued by Examining</p>

	<p>Authorities for the respective examinations of the Botley West Solar Farm [Botley West Solar Farm - Examining Authority's First Written Questions], Springwell Solar [Table 2: Examining authority's general questions arising from the draft Development Consent Order (DCO)], Tween Bridge Solar [First Written Questions], and Fosse Green Energy [Fosse Green Energy draft Written Questions 1] applications, for examples of the type of questions raised where new substations are not yet consented or built or point of connections are unconfirmed by the examination stage, as this may help the applicant prepare relevant documents for the examination should the Sedgeby application be accepted, where similar cross-cutting issues arise.</p> <p>[Post-meeting advice: Examining Authorities are likely to request assurances and written evidence in relation to agreements between applicants and National Grid on the grid connection, timescales for consenting new substations (if not part of the DCO) and any fallback position, the apparatus and equipment that comprises the connection works, the extent of assessments (worst-case) undertaken across the grid connection corridor/ substation search area (including the assessment of alternatives), justification for land acquisition and rights over land across the length of the connection corridor/ point of connection and need, funding, mitigation of any constraints and impacts including visual mitigation, in relation to the assessment of cumulative impacts, in relation to design, commitments, and what implications on the delivery of the proposed development could arise if a connection is unavailable, by way of examples and depending on the circumstances of the proposed development.]</p>
Issues Tracker	<p>The Inspectorate noted the applicant's emerging draft Issues Tracker and Land Rights Tracker are at an early stage of production, with more detail expected. Therefore, more substantive feedback will be provided by the Inspectorate (where necessary) at a later stage.</p> <p>[Post-meeting advice: As general points for consideration by the applicant, the Issues Tracker should:</p>

	<ul style="list-style-type: none"> • indicate 'Amber' or 'Red' under the RAG rating where the scope of surveys and assessments as well as methodologies for different topics have not yet been agreed with relevant statutory undertakers • 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, providing relevant detail on the extent to which assessment methodologies have been agreed with relevant statutory consultees on a topic-by-topic basis • provide clear indication where mitigation measures have not yet been agreed with the statutory parties or have yet to be discussed (whether that is related to landscape matters, ecology, transport, glint and glare or protective provisions, for example), as such matters should be resolved before the submission of the application for 'acceptance'.]
Programme Document	<p>[Post-meeting advice: the applicant is referred to the feedback given in the inception meeting note. In particular, the Programme Document should contain a section covering the applicant's view of the main issues arising from the proposed development at the outset and the activities it intends to undertake to resolve them. It is useful if applicants can include high-level detail as to the main designations and environmental/ built heritage constraints within the site and nearby, which may require specific approaches to methodology and the scope of assessments and mitigation likely to be needed. This will provide the Inspectorate and others with a good understanding of the geography of the site and its features and the extent of issues to be addressed. The applicant may wish to review the Programme Document produced for One Earth Solar as a good example.]</p>