

Sedgeby Solar Farm – EN010026

Sedgeby Solar Farm Ltd

Section 51 Advice Log

Version: 20 July 2026

This document comprises a record of the s51 advice that has been given by the Planning Inspectorate to the applicant (Sedgeby Solar Ltd) 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.

[Project name] – Applicant meeting index

Date of meeting	Meeting overview
28 October 2025	Email – Pre-Application Prospectus
28 April 2026	- Land Rights - Scoping Opinion - Protective Provisions - Pre-application - Grid Connection - Issues Tracker - Programme Document
20 July 2026	Email Advice - Planning and Infrastructure Act 2025

Sedgeby Solar Farm – Log of s51 given to the applicant

Advice (Email): 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: 28 April 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
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	The applicant discussed its point of connection to the 'Thormanby 400kV	

	Substation', where details of the connection are not yet confirmed by National Grid. The Inspectorate advised the applicant to review the Written Questions issued by Examining 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. [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	
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	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.]	
Issues Tracker	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. [Post-meeting advice: As general points for consideration by the applicant, the Issues Tracker should: • 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	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.]	
Sedgeby Solar Farm – Log of s51 given to the applicant		
Advice (Email): 20 July 2026		
Topic	s51 advice given	Applicant regard to s51 advice given
Email Advice - Planning Infrastructure Act 2025	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 20 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