Planning Inspectorate

Sedgeby Solar Farm – EN010026
Sedgeby Solar Farm Ltd

Section 51 Advice Log
Version: 8 October 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
8 October 2026	Project Update Meeting: • Engagement with Stakeholders • Draft documents • Grid Connection • Biodiversity Net Gain • Issues tracker and Land right tracker • Programme Document

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	

	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.	
Meeting Date: 8 October 2026		
Topic	**s51 advice given**	**Applicant regard to s51 advice given**
Engagement with Stakeholders	The Inspectorate advised to keep engaging with stakeholders to help identify any unresolved issues. Although it is no longer a statutory requirement for a consultation report to be provided as part of the application documentation, the applicant may wish to provide information on consultation in an engagement summary document that the applicant may choose to submit with the application.	
Draft documents	The Inspectorate advised that the standard pre-application tier (tier 2) allows for the review of draft documents, followed by a	

	feedback meeting. A full list of the documents that can be submitted for review can be found in the pre-application prospectus. The applicant advised that they would confirm which documents they intend to submit as part of the draft document service, at a later date.	
Grid Connection	**Post meeting advice:** The applicant asked what information should accompany an application where the grid connection point is uncertain. The applicant should have regard to paragraphs 4.11.5 - 4.11.10 of NPS EN-1 and should engage with the relevant network operator to seek to secure a grid connection. If a formal connection offer has not been received or accepted, the application should provide sufficient information to demonstrate that there is no obvious reason why a network connection would not be possible. Where the connection point, route or associated infrastructure remains uncertain or will be consented separately, the application should explain the current status of the grid connection, including engagement undertaken with the relevant network operator, and how the grid connection relates to the proposed	

	application. The application should also include sufficient information to assess likely indirect, secondary and cumulative environmental effects associated with the grid connection.	
Biodiversity Net Gain	The Inspectorate reminded the applicant that from 2 November 2026, biodiversity net gain will be mandatory for NSIPs in England and shall need to deliver at least 10% net gain in biodiversity. The applicant is encouraged to consider BNG early as part of the overall project design.	
Issues Tracker and Land Rights Tracker	On review of these documents, the Inspectorate advised that colour shading (red, amber and green) should be used to identify the status of issues, not just the words and also reminded the applicant to keep these documents up to date and to send regular updates to the Inspectorate for review during the pre-application period. **Post meeting advice:** The applicant should review the Issues Tracker to ensure it is accurate, up to date and internally consistent. This should include the consistent use of terminology and acronyms, completion of all relevant fields, correction of typographical errors, and updating references to consultation and	

	engagement activities. For example, terminology relating to North Yorkshire Council is not used consistently throughout the tracker. In rows 1a and 1b, references include ‘North Yorkshire Council (NYC) Highways Department’, ‘the council’, ‘North Yorkshire Council Highways Department and Heritage’ and ‘HNYC’. Similarly, acronyms should be defined when first used, for example ‘EHO’ in row 2a and ‘DAS’ in row 3b. The applicant should also provide clearer justification for conclusions reached on issue status, likely impacts and likelihood of resolution, including where matters are proposed to be scoped out. For example, in row 1c column 7, it suggests impacts would be limited, though further explanation could be provided as to how this conclusion has been reached, noting that engagement with National Highways had not yet taken place. Attention should be given to ensuring conclusions are evidence-based, consistent throughout the document and supported by engagement with relevant consultees. It would also be helpful for the Issues Tracker to clearly explain the relationship between the RAG status assigned to an issue and its stated likelihood of resolution, where these	

	may appear to differ. For example, row 1a has a red RAG status, while column 7 indicates a high likelihood of resolution. Providing further explanation of the relationship between these assessments would assist in understanding the current status of the issue. The applicant should review the categorisation of issues to avoid duplication and ensure that matters relating to ecology, heritage, habitats regulations, ground conditions, trees and hedgerows, minerals, grid connection, site selection and the draft DCO are appropriately addressed and supported. For example, the matter cited in row 7e (BNG) is not normally a landscape and visual matter and could be combined with row 6a under the broader heading of 'ecology and nature conservation' to avoid duplication. Early engagement with statutory undertakers and other key consultees should continue where relevant, with the outcomes of that engagement reflected in the Issues Tracker as matters progress.	

[Project name] – Log of s51 advice given to others		
Person s51 advice given to	**s51 advice given**	**Applicant regard to s51 advice given**