



Two Harts Solar and Energy Storage Project - EN0110015

SSE Cottered Solar Limited

Section 51 Advice Log

Version: 21 May 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 Inspectorate to the applicant (SSE Cottered Solar Limited) and their consultants during the pre-application stage. It will be updated by the 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 Inspectorate's draft record of advice before it is published.

The applicant will use this Advice Log as the basis for demonstrating regard to section 51 advice within the application.

Project name	
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Date of meeting	Meeting overview
19 November 2024	<p><u>Inception Meeting:</u></p> <ul style="list-style-type: none"> • The proposed development, including consenting programme, early engagement with statutory bodies, local authorities and stakeholders, environmental constraints and issues, EIA Scoping, environmental surveys, preparing the draft Development Consent Order, including any novel approaches to drafting, land rights and consultation (statutory and non-statutory) • The pre-application service offer, including the service tier requested by the applicant, including justification, Primary service features (and availability of templates), use of supplementary components (and availability of templates), Draft Documents review service and risks, including change requests. • Practical Arrangements • Feedback on applicant's initial Programme Document <p>A meeting note is available for this meeting on the Find a National Infrastructure Project website, and this can be viewed at: View meeting note (PDF, 131KB).</p>
10 December 2024	<p><u>Programme Document Feedback:</u></p> <p>The Inspectorate provided the applicant with feedback on the initially provided programme document by email and the content of this can be found in the entry in this Advice Log for this feedback.</p>
31 March 2025	<p><u>Project Update Meeting:</u></p> <p>The agenda for this project update meeting consisted of the following items:</p> <ul style="list-style-type: none"> • Points of Contact • Reduction of Project Boundaries and Capacity

	<ul style="list-style-type: none">• Programme update• Substation update• Publication of Inception Meeting minutes• Any Other Business
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Project name -s51 Advice Library	
Topic	Meeting date: 19 November 2024
Inception Meeting Note – Note taking and publication.	<p>The Planning Inspectorate (the Inspectorate) advised that a note of the meeting would be taken and published on its website in accordance with section 51 of the Planning Act 2008 (the Planning Act). Any advice given under section 51 would not constitute legal advice upon which applicants (or others) could rely.</p> <p>The Inspectorate explained that the publication of the Inception Meeting note could be deferred by up to 6 months, if requested by the Applicant, or until a formal scoping request had been submitted.</p>
Land rights	<p>The applicant advised the Inspectorate they will be requesting powers for compulsory acquisition over the array areas and cable corridors as necessary to enable the construction and operation of the proposed development. The Inspectorate told the applicant that this is a standard approach.</p>
Inception Meeting Note	<p>A meeting note is available for this meeting on the Find a National Infrastructure Project website and this can be viewed at: View meeting note (PDF, 131KB).</p>
Topic	Advice date: 10 December 2024
Feedback on applicant's initial Programme Document (post meeting note)	<p>The applicant supplied the Inspectorate with its initial Programme Document before the Inception Meeting in line with our request under the 2024 Pre-application Prospectus, which set out a draft programme timetable. In updating its Programme Document, the applicant should:</p> <ul style="list-style-type: none"> • set out its view on the main issues for resolution and activities they will undertake to address those • set out its proposals for engaging with statutory consultees and local authorities during the pre-application period and any intended financial support agreements, such as Planning Performance Agreements (PPAs) • set out the identification of risks to achievement of the pre-application stage and the process by which these risks are tracked and managed • cross references to the SoCC required by section 47 of the Planning Act • include dates in its programme timetable for the Adequacy of Consultation Milestone, any Evidence Plan meetings and any multiparty meetings (if scheduling these), obtaining other consents or

	<p>permissions (if required), draft documents for review by the Inspectorate (if anticipating to submit these), and for any project update meetings to be held with the Inspectorate</p> <ul style="list-style-type: none"> • indicate whether other licences or consents will be sought • check whether the SoCC publication date is correct (as this needs to occur before statutory consultation takes place) • check the scoping dates, if they intend to submit on the 17 February, the scoping opinion will be due on 30 March not 16 June • make reference to whether its Programme Document has been shared with local authorities, statutory consultees and others and whether they are content with the proposed programme • explain whether the applicant will include an Issues Tracker and if this will be shared with local authorities, statutory consultees and others and indicate whether these parties agree with the status of the issues raised and any possible mitigation. <p>It would also be helpful if the Programme Document explained how the design approach will be managed and communicated during pre-application as well as any relevant information about the development of the draft DCO and Explanatory Memorandum. The applicant will need to publish its Programme Document on its website as soon as practicable, when the project is formally launched.</p>
Topic	Meeting date: 31 March 2025
Devolution and Local Government Reorganisation	<p>The Inspectorate drew the attention of the applicant to the English Devolution White Paper published by the Ministry of Housing, Communities and Local Government on 16 December 2025. One element of this involves the reorganisation of local government structures in areas with smaller unitary authorities and two-tiers of principal authority.</p> <p>The Inspectorate advised the applicant to monitor the situation and reflect that in their application should it become necessary to do so to provide a clear picture of the pre-application phase, examination parties to be involved and prevent future ambiguity should a Development Consent Order be made in the future.</p>
Programme Document	<p>The Inspectorate asked the applicant to expand further on certain points of the programme document. When project update meetings are needed, the adequacy of consultation milestone and when draft documents will need reviewing were all points raised by the Inspectorate. The Inspectorate</p>

	advised the applicant to clarify these points and publish a version of the programme document on its website once live.
Publication of inception meeting minutes	The applicant was advised that the Inspectorate would publish the inception meeting note six months after the inception meeting, which would be around Monday 19 May 2025, and this would be into the general section 51 advice library, if the project page had not been published at that point. The inception meeting note would also become available on the project page section 51 advice library, at the point of publication of the project pages.
Reduction in size and capacity as part of design evolution	As part of the project updates provided by the applicant, it was highlighted that there has been a reduction in the expected land take and generating capacity of the scheme.
Substation and grid connection approach	<p>The Inspectorate queried if the applicant's project had a grid connection within the site. The applicant advised that National Grid have advised it not to include a connection point as National Grid will handle it themselves. The Inspectorate advised the applicant that there are various other projects that are following this same approach that the applicant can use as reference for its own project. The Inspectorate also advised the applicant to think about the timing of the project and establishing a grid connection before examination.</p> <p>The applicant confirmed it will have an on-site substation included in the project. The Inspectorate advised the applicant to, if necessary, include a substation in its consultation to avoid future changes to the project and further targeted consultation.</p>
Thresholds	The Inspectorate drew the applicant's attention to the draft Infrastructure Planning (Onshore Wind and Solar Generation) Order 2025. This order is intended to amend the thresholds for Solar Generating Stations in relation to the Planning Act 2008.
Timing of scoping consultation and non-statutory consultation	The Inspectorate raised concerns with the applicant regarding an overlap between the non-statutory consultation period and the scoping reports. The applicant advised it can look into the practicalities of this and confirm dates closer to the time.
Design Evolution	The Inspectorate advised the applicant to demonstrate the design evolution of the project in its application, highlighting the changes made to the project and the issues considered when determining these changes. The applicant indicated that this was their intention.