

One Earth Solar Farm- EN010159

One Earth Solar Farm

Section 51 Advice Log

Version: 21 November 2024

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 (One Earth Solar Farm) 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.

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Date of meeting	Meeting overview
6 November 2024	<ol style="list-style-type: none"> 1. Introductions (All) 2. General Update/Overview (App) 3. Statutory Consultation Update (App) 4. Environmental Assessment Overview (App) 5. Updated Masterplan (App) 6. Adequacy of Consultation Milestone (App) 7. Timescales and Consenting Programme (App) 8. PINS Questions/Discussions (All) 9. Next steps/AOB (All)

Project name -s51 Advice Library

Topic	Meeting date: 6 November 2024
Statutory Consultation	Statutory consultation for the project ended in July 2024, over an eight week period to take account of the UK's general election. The Inspectorate queried whether any feedback received at the statutory consultation phase had altered the design. The Applicant confirmed that responses in relation to landscape, views of villages, historic environment and public access had changed the design of the proposed development as well as the redline boundary. The changes which are primarily to reduce the land needed or to change the land use were highlighted in their updated Masterplan and has informed the drafting of the Environmental Statement. These changes included removal of development around the Fledborough Viaduct to maintain key views and new mitigation buffers around some houses and views. Further noise modelling work has been undertaken for the onsite BESS and substation compounds, with the siting of the BESS and substation infrastructure being at least 300 metres away from houses where possible.
Masterplan	The Inspectorate asked whether there was Crown Land relevant to the project and subsequently whether consent is required. The Applicant confirmed there was Crown Land, specifically the River Trent, which the project proposes to cross for the cable connection.
Programme Timescales	The Applicant informed the Inspectorate that the proposed submission date has been updated to February 2025. The Inspectorate advised that they will issue a letter listing all submission requirements. Additionally, the applicant provided an update on its draft Adequacy of Consultation Milestone document which is currently with relevant local authorities for comment. A date for the AOCM will be included in its updated Programme Document (setting a date three months before the submission of the application).
Draft Documents	The Inspectorate asked whether the Applicant intends to submit draft documents for review and feedback. The Applicant confirmed that they were considering providing draft Land Plans and Work Plans in due course. Subsequently, if these plans were being submitted for review, the Inspectorate requested draft copies of the Book of Reference and Schedule 1 of the draft Development Consent Order for the review. The Inspectorate advised that the shapefile for any new redline boundary should be submitted at least ten working days before the application is submitted.

Feedback on the Programme Document (post-meeting note)

- The applicant supplied the Inspectorate with its initial Programme Document in July 2024, this was in line with the Expression of Interest process, after the publication of the 2024 Pre-application Prospectus. Having reviewed the document, the Inspectorate considers that it overall covers the expected content as set out in the government's pre-application guidance at paragraph 10, providing clear details about the proposed development, the main issues and the progress made against related activities, progress made with Planning Performance Agreements, as well as the applicant's approach to engaging with statutory consultees. However, the updated Programme Document should include: reference to whether the Programme Document has been shared with local authorities, statutory consultees and others and whether they are content with the proposed programme
- whether an Issues Tracker will be used and if this will be shared with local authorities, statutory consultees and others for their views
- dates in the overall timetable for the Adequacy of Consultation Milestone, any Evidence Plan meetings and any multiparty meetings (if scheduling these), obtaining other consents or permissions (if required), draft documents for review by the Inspectorate (if anticipating to submit these), consultation and publication of the SoCC, and any project update meetings to be held with the Inspectorate

It would also be helpful if the Programme Document explained how the design approach will be managed and communicated during pre-application.