

17 June 2025

Secretary of State for the Department for Energy Security and Net Zero
c/o The Planning Inspectorate
Temple Quay House
Temple Quay
Bristol
BS1 6PN

Dear Sir or Madam,

East Pye Solar – PINS Reference EN0110014,

Notice of proposed application for a Development Consent Order pursuant to section 46 of the Planning Act 2008.

East Pye Solar Limited ("the Applicant") intends to build a new solar and energy storage project located within the administrative boundaries of South Norfolk Council and Norfolk County Council. East Pye Solar ("the Scheme") together covers approximately 2,232 hectares of land near Long Stratton in South Norfolk. The Applicant is a subsidiary of Island Green Power.

The Scheme will consist of:

- The solar array sites, which will include solar panels, conversion units and inverters, 132kV substations located within the solar array sites and up to two 400kV substations;
- A new National Grid substation operated by National Grid Electricity Transmission plc and associated electrical infrastructure along with other ancillary works required to facilitate the export of electricity from the Scheme to the national grid;
- The Scheme is anticipated to include works and relate to the existing 400kv overhead line and associated pylon(s), for example the relocation/moving of the existing pylon(s), new pylons, temporary replacement pylon(s) and restringing of the overhead line;
- A Battery Energy Storage System (BESS);
- A Cable Route Corridor for the underground electricity cables to run between the solar array sites to connect to the BESS and National Grid substation;
- Associated infrastructure, mitigation and enhancement measures and other ancillary works, for example, enclosures and fencing, security, drainage, earthworks, highways and access works, mitigation and enhancement measures, temporary works compounds and work sites.

The Scheme is grouped into Sites 1- 10:

- Site 1 (sub-sites 1A, 1B): South-west of Great Moulton;
- Site 2 (sub-sites 2A, 2B, 2C): North-west of Pulham Market and South-east of Great Moulton;
- Site 3 (sub-sites 3A, 3B): South of Hempnall;
- Site 4 (sub-sites 4A, 4B): North of Long Stratton and South of Tasburgh;
- Site 5 (sub-sites 5A, 5B): South-west of Hempnall;
- Site 6: South-west of Hempnall and North of Silver Green;
- Site 7 (sub-sites 7A – 7L): Hempnall is located South-west, Tasburgh to the West, Saxlingham Nethergate to the North and Woodton to the South-east;
- Site 8 (sub-sites 8A, 8B): South-west of Brooke and North-east of Hempnall;

- Site 9: South of Brooke; and
- Site 10 (sub-sites 10A – 10E): North-east of Woodton and South-west of Seething.

The BESS and National Grid substation are proposed to be located in Site 1 and/or Site 2. Sites 3 to 10 are concentrated to the east of Long Stratton with an additional cluster of land parcels including Site 1 and 2. The BESS site is proposed to be situated 1.1km south of Great Moulton. The two proposed options for the National Grid substation site are a location west of the BESS site or further north in sub-site 1B. The Scheme would connect into the existing National Electricity Transmission System 400kV overhead line, which runs north to south between Norwich Main and Bramford substations.

The Applicant intends to make an application to the Secretary of State for a Development Consent Order (“DCO”) for the Scheme. As the Scheme has a generation capacity over 50MW, it is classified as a Nationally Significant Infrastructure Project (“NSIP”) under the Planning Act 2008 (“the 2008 Act”).

Consultation on the Scheme

The Applicant is undertaking Statutory Consultation on the proposals for the Scheme between Wednesday 18 June 2025 and Wednesday 6 August 2025. This consultation includes:

- Consultation with prescribed bodies, host and neighbouring authorities (under section 42 of the 2008 Act);
- Consultation with any persons with an interest in the land affected by the Scheme (under section 42 and section 44 of the 2008 Act); Consultation with the local community in the vicinity of the Scheme (under section 47 of the 2008 Act); and
- General public consultation on the Scheme (under section 48 of the 2008 Act).

Please treat this letter as notice to the Secretary of State, under section 46 of the 2008 Act, of the Applicant’s proposed DCO application for the Scheme, and please find enclosed:

- 1) Example covering letter to statutory consultees under section 42 of the 2008 Act and Regulation 13 of the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (“the 2017 Regulations”);
- 2) Example covering letter to land interests under section 44 of the 2008 Act;
- 3) Copy of the notice publicising the application under section 48 of the 2008 Act. The notice will be published in the Diss Express and Eastern Daily Press on 11 June 2025 and 18 June 2025, The Guardian on 16 June 2025 and the London Gazette on 18 June 2025; and
- 4) A site plan showing the location of the proposed location.

As the Scheme is an Environmental Impact Assessment (“EIA”) development for the purposes of the 2017 Regulations, the proposed DCO application will therefore be accompanied by an Environmental Statement. The Environmental Statement will provide a detailed description of East Pye Solar and its likely significant environmental impacts

The Applicant has prepared a Preliminary Environmental Information Report (“PEIR”). This has been informed by the Scoping Opinion issued by the Planning Inspectorate and reports the results of the EIA process that has been carried out to date. The PEIR forms the basis of the statutory consultation and is accompanied by a Non-Technical Summary of the PEIR. The purpose of the PEIR is to enable consultees to understand the likely environmental effects of the Scheme and to inform consultation responses.

The proposed DCO will, among other things, authorise:

- Construction, operation, maintenance and decommissioning of the solar PV electricity generating station and associated development including grid connection and energy storage facility;
- Compulsory acquisition of land, including interests in land, rights over land and imposition of restrictions, powers to override, suspend or extinguish rights over land and powers for the temporary use of land;
- The application, modification and/or disapplication of legislation including legislation relating to compulsory purchase and landlord and tenant; and
- Such ancillary, incidental and consequential provisions, licenses, property rights, permits and consents as are necessary and/or convenient.

In accordance with section 46 of the 2008 Act, the below documents are available to consultees free of charge during the consultation period between 18 June 2025 and Wednesday 6 August 2025 at the information points detailed in the section 48 notice and on the Applicant's website www.eastpyesolar.co.uk, pursuant to the Applicant's duty to consult under section 42 and section 44 of the 2008 Act:

- Notice publicising the proposed DCO application under section 48 of the 2008 Act;
- The Preliminary Environmental Information Report (PEIR);
- A non-technical summary of the PEIR;
- Plans and maps explaining the details of the nature and location of the Scheme;
- Additional documents including the Phase Two Consultation Information Leaflet, Feedback Form and Statement of Community Consultation.

A reasonable charge of up to £750 may apply to printing and delivery of hard copies of the PEIR and PEIR NTS, but hard copies of all other consultation materials can be requested free of charge. Details of how to request these documents and the related charges, if any, are set out in the enclosed section 48 notice.

Responses to this consultation must be received no later than 11:59 PM on Wednesday 6 August 2025. Responses received after this time may not be considered.

Contacting the Applicant

If you would like further information about this notification, the consultation, or the Scheme, please visit our website or contact the Community Relations Team by using one of the contact methods provided below:

- **Email:** info@eastpyesolar.co.uk
- **Online:** www.eastpyesolar.co.uk
- **Post:** FREEPOST East Pye Solar (no stamp required)

Kind regards,

Samantha Jones

East Pye Solar Project Development Manager on behalf of East Pye Solar Limited