East Pye Solar

Consultation Report Appendix 3: Phase One Consultation Materials

Revision 1

March 2026

Planning Inspectorate Reference: EN0110014

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APFP Regulation 5(2)(d)

Contents

1 Phase One Community Consultation Postcard

East Pye Solar

Community consultation

Wednesday 23 October to Friday 06 December 2024

East Pye Solar Ltd, part of Island Green Power Limited (IGP), is introducing plans for a utility scale solar and battery energy storage system (BESS) on land near Long Stratton in South Norfolk that could deliver up to 500 megawatts (MW) of clean energy to National Grid.

You are invited to take part and provide your feedback on the project during our first stage of community consultation: **Wednesday 23 October to Friday 06 December 2024**. Attend one of our in-person information events or our community webinar for the chance to speak to members of the project team, ask questions and view information about **East Pye Solar**.

Community Information Events

Location	Date and Time
Saxlingham Nethergate Village Hall, Steward Close, Saxlingham Nethergate, NR15 1AN	**Thursday 07 November 2024**, 15:30 – 19:30
Seething and Mundham Village Hall, Wheelers Lane, Seething, NR15 1EJ	**Friday 08 November 2024**, 15:30 – 19:30
Hempnall Village Hall, Bungay Road, Hempnall, NR15 2NG	**Saturday 09 November 2024**, 11:30 – 15:30
Aslacton and Great Moulton Coronation Hall, Carr Lane, Great Moulton, NR15 2LA	**Wednesday 13 November 2024**, 15:30 – 19:30
Long Stratton Village Hall, Ipswich Road, Long Stratton, NR15 2TA	**Thursday 14 November 2024**, 13:30 – 18:30
Woodton Village Hall, Hempnall Road, Woodton, Bungay, NR35 2NG	**Friday 15 November 2024**, 14:00 – 18:30
Community webinar, online. *Details of how to access our community webinar can be found on our website.*	**Wednesday 20 November 2024,** 18:00 – 19:30

Have Your Say

We want to hear your feedback on our proposals to help us update and refine our design as the project progresses.

You can provide feedback by filling out a feedback form at one of our events, via our freepost address or through our website. You can also provide written feedback through our communication channels below.

The deadline to submit feedback is Friday 06 December 2024.

Get in Touch:

info@eastpyesolar.co.uk

Freephone line: 0808 281 3175

FREEPOST East Pye Solar

www.eastpyesolar.co.uk

Return Address: Counter Context, Office 4,
1 New Era Square, Sheffield, S2 4RB.

2 Phase One Consultation Press Release

FOR IMMEDIATE RELEASE: Wednesday 23 October 2024

Consultation launched on proposals for a new solar farm in South Norfolk

Island Green Power (IGP), a leading developer of renewable energy projects, has today launched the public consultation on its early-stage proposals for East Pye Solar. If built, the new solar farm would generate 500 megawatts (MWac) of clean energy, enough to power approximately 115,000 homes annually.

East Pye Solar is proposed for development on land near Long Stratton in South Norfolk and would include solar panels and a battery energy storage system (BESS). If the development receives consent, it will generate energy for distribution to the National Grid via a new substation and the existing 400 kV overhead line that runs north to south between Norwich Main and Bramford substations. The BESS will store any excess energy generated and release it to the National Grid as demand increases, acting as an important way of balancing supply that will reduce power outages.

The generation capacity of East Pye Solar means that it is classified as a Nationally Significant Infrastructure Project (NSIP) and must apply for a Development Consent Order (DCO). As part of this planning process, there will be several stages of public consultation during which IGP will ask for feedback on its proposals from the community, the local authority and wider stakeholders. This will be used to develop proposals before they are submitted for examination.

Samantha Jones, Project Development Manager for East Pye Solar, said:

"We are excited to bring forward these plans for East Pye Solar, which if built, will generate clean 'home grown' electricity for homes and businesses, supporting the national ambition to achieve net zero while securing a reliable, affordable source of electricity.

"We are committed to developing our proposals with the local community and are pleased to launch the first stage of our consultation, which will run until Friday 6 December 2024. The feedback we receive will help us develop our proposals so that the final designs meet the ambition for the project and deliver benefits to the local area – from enhancing the environment to providing direct funding for important causes.

From 07 November onwards, IGP will be hosting six in-person sessions where anybody interested in the development is invited to meet the project team and find out more. These events are taking place as follows:

- **Thursday 07 November 2024** – 15:30 – 19:30 – Saxlingham Nethergate Village Hall, 2 Steward Close, Saxlingham Nethergate, Norwich, NR15 1AN
- **Friday 08 November 2024** – 15:30 – 19:30 – Seething and Mundham Village Hall, Wheelers Lane, Seething, Norwich, NR15 1EJ
- **Saturday 09 November 2024** – 11:30 – 15:30 – Hempnall Village Hall, Bungay Road, Hempnall, Norwich, NR15 2NG
- **Wednesday 13 November 2024** – 15:30 – 19:30 – Aslacton and Great Moulton Coronation Hall, Carr Lane, Great Moulton, Norwich, NR15 2LA
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- **Friday 15 November 2024** – 14:00 – 18:30 – Woodton Village Hall, Hempnall Road, Woodton, Bungay, NR35 2NG

For those unable to join the in-person events, one online webinar (with Q&A) will also be held between **18:00 and 19:30** on **Wednesday 20 November 2024** via Zoom. For more details on the events, including how to sign up for the webinar, can be found at: www.eastpyesolar.co.uk. People can also sign up here for regular updates about the Project.

The first phase of consultation is running until Friday 06 December 2024. A second phase of consultation, where there will be details of the design and how it has been informed by this first stage of consultation, is anticipated for Summer 2025.

END

Notes to editors

About Island Green Power

Established in 2013, Island Green Power (IGP) is a leading developer of renewable energy projects, with a focus on utility-scale solar farms and battery storage systems. Their mission is to help the UK increase its solar energy usage, making more renewable energy possible whilst drastically reducing carbon emissions.

IGP is committed to responsible land use and believes that the development and delivery of solar farms and battery storage systems can be achieved in harmony with their environment.

Directly engaging with residents, landowners, businesses, and members of the community remains key to a successful development process. For additional information about IGP visit www.islandgp.com

About East Pye Solar – the development process

With a secured grid connection, the Project has the potential to generate up to 500 megawatts (MW) and provide 115,000 homes per year with clean, affordable electricity. It will make a significant contribution to the UK government's target to triple solar power to 50 gigawatts (GW) by 2030 and achieve net zero by 2050.

As the potential generation capacity of the Project is more than 50MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP). This means that a Development Consent Order (DCO) application, as outlined in the Planning Act 2008, will need to be submitted to construct, operate and decommission the Project.

For energy-related NSIPs, the Planning Inspectorate (PINS), acting on behalf of the Secretary of State for the Department of Energy Security and Net Zero (DESNZ), will carry out an examination of the application and make a recommendation to the Secretary of State on whether to grant consent for the Project. Consent is then determined by the Secretary of State.

The planning process – from preparing and submitting the DCO application through to its examination and determination – is expected to take between two and three years. The DCO application is expected to be submitted to PINS in winter 2025.

Media Contact

For media enquiries, please contact the project community relations team by emailing info@eastpyesolar.co.uk or calling 0808 281 3175.

Project Information

Please find enclosed a copy of the '**East Pye Solar – Phase One Consultation: Overview Map'**.

Project community relations team can be contacted directly using any of the details below:

Email: info@eastpyesolar.co.uk

Freephone information line: 0808 281 3175 (open 9:00 – 17:00; Monday to Friday, with an answerphone facility to take messages outside of these times).

Freepost: FREEPOST EAST PYE SOLAR (no stamp or further address details required).

For more information about the proposed development, please visit the Project website www.eastpyesolar.co.uk

Enclosed: **East Pye Solar – Phase One Consultation: Overview Map**

W: Eastpyesolar.co.uk
E: info@eastpyesolar.co.uk

3 Phase One Consultation Newspaper Advertisement

East Pye Solar

Stage One Community Consultation

Wednesday 23 October to Friday 06 December 2024

East Pye Solar Ltd, part of Island Green Power Limited (IGP), is introducing plans for a utility scale solar and battery energy storage system (BESS) on land near Long Stratton in South Norfolk that could deliver up to 500 megawatts (MW) of clean energy to National Grid.

You are invited to take part and provide your feedback on our proposals during our first stage of community consultation.

Information Events

Location	Date and Time
Saxlingham Nethergate Village Hall, Steward Close, Saxlingham Nethergate, NR15 1AN	**Thursday 07 November 2024**, 15:30 – 19:30
Seething and Mundham Village Hall, Wheelers Lane, Seething, NR15 1EJ	**Friday 08 November 2024**, 15:30 – 19:30
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Community webinar, online. *Details of how to access our community webinar can be found on our website.*	**Wednesday 20 November 2024,** 18:00 – 19:30

Have Your Say

We want to hear your feedback on our early-stage proposals to help us update and refine our design as the project progresses.

You can submit a feedback form at any of the community events, online by visiting our website, via email or via freepost at the address below.

The deadline to submit feedback is 23:59pm Friday 06 December 2024

Get in Touch:

info@eastpyesolar.co.uk

Freephone line: 0808 281 3175

FREEPOST East Pye Solar

www.eastpyesolar.co.uk

4 Phase One Consultation Feedback Form

East Pye Solar

Consultation Feedback Form
23 October – 6 December 2024

East Pye Solar Ltd, part of Island Green Power Ltd, is introducing plans for a utility-scale solar project and battery energy storage system (BESS) on land near Long Stratton in South Norfolk, England.

East Pye Solar (the "Project") is anticipated as being able to deliver up to 500 megawatts (MW) of electricity. This is enough clean, affordable energy to power approximately 115,000 homes and businesses annually.

Have your say

We are inviting you to take part in this initial stage of community consultation and comment on our emerging proposals for East Pye Solar. We will take all feedback received into consideration and use with our ongoing environmental assessments to refine and develop detailed proposals for the Project.

Providing your feedback

Please complete as many sections of this feedback form as you would like and send it back to us at: **FREEPOST East Pye Solar**. You do not need a stamp.

If you need more space to answer any of the questions please continue on a separate sheet of paper and attach it to this form. Please ensure you return the whole form even if you do not answer all the questions. Alternatively, you can submit feedback using any of the methods listed below:

- **Online:** complete the online version of this form on our website **www.eastpyesolar.co.uk**
- **In-person:** hand it to a member of the Project Team at an in-person information event
- **Email:** scan a copy of your completed form and email it to us at **info@eastpyesolar.co.uk**

We will consider all feedback received in writing or via email during the consultation period.

The deadline for submitting your feedback for this consultation is **Friday 6 December 2024**.

If you would like any help responding to this consultation you can contact us by email at **info@eastpyesolar.co.uk** or by calling the community relations team on **0808 281 3175**.

Section 1: About you

Title: Name:

Address:

Postcode: Telephone:

E-mail address:

Are you responding on behalf of an organisation? (If 'yes' please tick box) ◯

Name of organisation (if applicable):

What is your age?

◯ Under 18 ◯ 18 – 34 ◯ 35 – 54 ◯ 75 and over

◯ 55 - 74 ◯ Prefer not to say

Project updates

If you would like to receive updates about the Project and future consultation opportunities, please tick one of the following boxes to indicate how you would like to be contacted, ensuring you have provided the relevant details in the 'About you' section above.

◯ Email ◯ Post

You do not have to supply personal details: however, it will help us work together towards meeting the needs of the public during the consultation period and enable us to contact you regarding East Pye Solar.

Your contact details will be stored in compliance with the General Data Protection (GDPR) by Counter Context, acting on behalf of the East Pye Solar Project team, and will not be shared with any third parties. More information about privacy and GDPR is available on the Project website.

Section 2: General

Q1) How would you describe your interest in East Pye Solar?

◯ Local resident ◯ Local representative ◯ Landowner ◯ Local business owner

◯ Regular visitor ◯ Local interest group (if so, please name)

◯ Statutory organisation (if so, please name) ◯ Other (please specify)

Q2) As a principle, what is your view of installing ground-mounted solar infrastructure in the UK?

◯ I agree with the need to install ground-mounted solar infrastructure

◯ I do not feel I understand enough about the need to install ground-mounted solar infrastructure

◯ I do not agree there is a need to install ground-mounted solar infrastructure

Section 3: Project-specific feedback

Q3) Based on our early-stage proposals, what are your views on East Pye Solar?

◯ I support the proposals

◯ I would like changes to be made so I am able to support the proposals

◯ I do not support the proposals

◯ I need more information in order to form a view

◯ I have no opinion

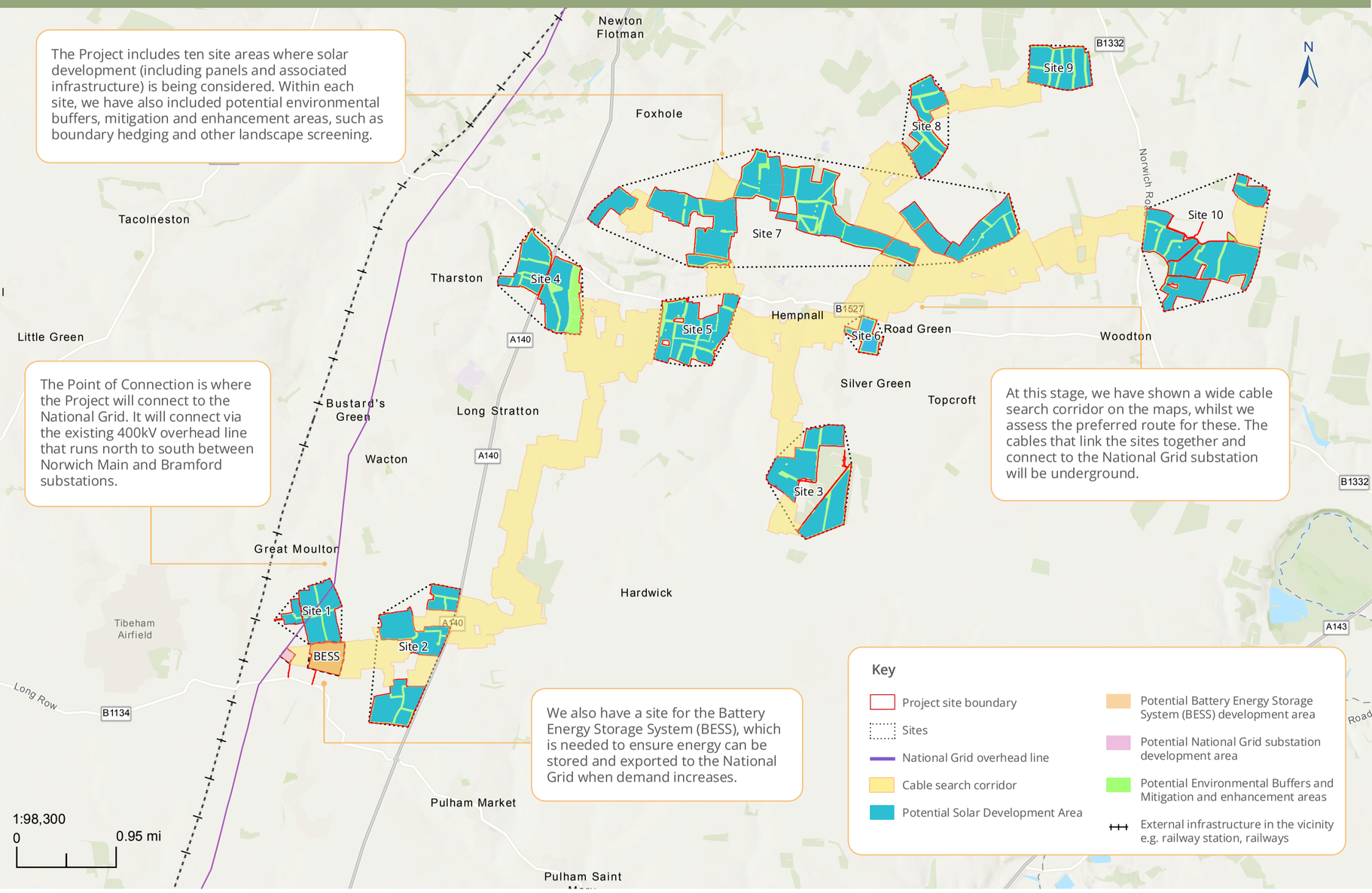
Q4) Which aspects of the Project are most important to you?

We will develop our proposals for East Pye Solar by considering a range of different topic areas. This will involve carrying out a thorough environmental assessment and exploring different measures that could be put in place to reduce or avoid any effect the Project could have on those aspects.

In the following table, please tick the topic areas you consider to be the most important issues you would like us to consider. You can refer to these topic areas when responding to question 5. Further information about the topic areas can be found on pages 14 to 15 in the Consultation Information Leaflet.

Tick box	Topic area
	Agricultural land and soils This includes considering the impacts on agricultural land and farming in accordance with planning policy; and how we can best manage the land during the operation of the Project, including opportunities for continued agricultural use.
	Biodiversity This includes protecting existing wildlife and exploring opportunities to improve ecology and biodiversity across the site area.
	Climate change For example, the need for large-scale solar projects.
	Cultural heritage and archaeology This includes ways that our proposals may interact with local heritage sites and the sharing of any archaeological findings.
	Landscape and visual This includes any visual impacts and how we can screen the Project from particular local viewpoints.
	Noise and vibration This includes any areas you think may need additional mitigation and screening.
	Socio-economics This includes employment opportunities during construction, operation and decommissioning, recreational and community facilities, Public Rights of Way and recreational routes, and population and human health.
	Traffic and transport This includes the management of vehicles and deliveries associated with the Project.
	Water resources and flood risk This includes considering the interaction with watercourses and rainfall in the area.
	Cable Routes This includes areas between sites that may be affected through the creation of cable routes.
	Other (please detail) Please list any other topics that you would like our team to consider:

Consultation Map: Overview



Q5) Please provide comments on our early-stage proposals for East Pye Solar.

You may choose to expand on the topic areas in Question 4 in your answer or provide more general feedback. Please feel free to include additional sheets of paper alongside this form if you require more space to fully complete your answer. All feedback will be considered.

If you are providing location specific information, please try to include as much detail as possible to help our team identify this. Please use the map to the right to provide location-specific feedback, should you wish.

Q6) What considerations would you like us to take into account as we refine our cable route search corridors?

We have shared search corridors for the underground cable routes connecting our sites to each other and to the proposed National Grid substation which will connect the Project to the existing 400kV overhead line, that runs north south between Norwich Main and Bramford. We are working to refine these corridors, including through engaging with the relevant landowners. Please provide any comments you have on our cable routes. Information about the cable route search area can be found on page 6 in our Consultation Information Leaflet.

Section 4: Working with the local community

Q7) Please provide any suggestions or initiatives you would like us to explore to help facilitate or directly deliver wider benefits to the community and / or meet local needs.

We are committed to working with local communities to identify and define what contributions the Project can make to the communities 'hosting' the development. As part of this initial phase of consultation, we are inviting suggestions for local schemes and projects we could support – including both on-site and off-site initiatives.

Onsite environmental mitigation and enhancements could include the protection of existing ecological features such as woodland, hedgerows and ponds. Off-site suggestions could include supporting initiatives to make improvements to existing community amenities, such as recreational or sports facilities, or the operation of community groups. More examples and information can be found on page 16 of the Consultation Information Leaflet.

Section 5: Our consultation process

Q8) Please provide any comments you have on this consultation and any suggestions you would like us to consider for future stages of consultation.

Q9) How did you find out about this consultation?

- ◯ Receipt of Project postcard
- ◯ Media (newspaper, radio, TV)
- ◯ I saw it advertised in the media
- ◯ Via a local community group
- ◯ Word of mouth
- ◯ Other (please specify)

Q10: Have you attended a Project information event (in-person / online) and / or visited our website to view information about East Pye Solar?

- ◯ Yes
- ◯ No

Q11: How informative did you find the information events we held (in person / online) and / or our consultation materials we produced (print / digital)?

- ◯ Very informative
- ◯ Quite informative
- ◯ Not informative
- ◯ No opinion

What happens next?

Thank you for taking the time to complete this form and for providing us with your feedback. Your views are important to us.

When this initial stage of consultation closes on 6 December 2024 we will review all the comments we receive, together with the findings from our ongoing environmental and technical surveys, to help us refine our proposals for East Pye Solar.

We will then carry out a further stage of consultation to ask for your views on our more detailed plans for the Project. We anticipate this second consultation will take place next summer.

After this second stage of consultation has closed, we will review our proposals in light of all the feedback submitted, alongside the findings from ongoing assessments, so we can finalise and submit an application for development consent to the Planning Inspectorate.

Get in Touch

If you have any further queries on East Pye Solar or would like to register to stay updated on the Project, please contact us on:

Email: info@eastpyesolar.co.uk

Freephone information line: 0808 281 3175
(open 9:00 – 17:00 Monday to Friday excluding bank holidays)

Website: www.eastpyesolar.co.uk

Freepost: FREEPOST East Pye Solar

If you would like this document in large text or an alternative format, please contact us on **0808 281 3175** or send an email to us at **info@eastpyesolar.co.uk**

East Pye SOLAR

5 Phase One Consultation Leaflet

East Pye SOLAR

Consultation Information Leaflet

October 2024

Introduction

East Pye Solar Ltd, part of Island Green Power Ltd (IGP), is introducing plans for a utility scale solar and battery energy storage system (BESS) development on land near Long Stratton in South Norfolk, England.

The Project, known as East Pye Solar, could deliver up to 500 megawatts (MW) of homegrown, renewable electricity through ground-mounted solar photovoltaic (PV) panels. This is enough clean, affordable electricity to power approximately 115,000 homes and businesses annually.

The Project would also include a battery energy storage system (BESS). This would provide an important balancing system for the grid, allowing electricity generated by the PV panels to be stored at times of low demand, then exported onto the system when demand increases.

Why do we need East Pye Solar?

The way we consume energy is already changing. The move towards renewables and the transition away from fossil fuels is an environmental and economic necessity. National electricity demand is increasing and is expected to double by 2050.

The Project will contribute towards the UK Government's target of reaching Net Zero by 2050, while also helping to secure the tripling of solar energy generation by 2030.

East Pye Solar will boost Norfolk's renewable energy industry and will secure clean, affordable energy while providing investment and job opportunities in the county.

The Project will provide a significant amount of clean electricity for businesses and homes, supporting national and regional aims to decarbonize our electricity and bolster our energy security.

This consultation

We want to ensure those communities living and working in proximity of where we are proposing to build East Pye Solar have the chance to inform and influence the development of our proposals.

This initial consultation runs from **23 October to 6 December 2024**. It provides the opportunity for us to introduce Island Green Power, share information about our plans for East Pye Solar, and give you the opportunity to provide us with your views.

We will use the feedback you submit to this consultation to help us identify and better understand the potential impacts of our proposals so we can decide how and where we build the Project, should we get planning permission, with minimal impact on the local area and communities living there.

This information leaflet provides an overview of the proposals we are developing, who we are, what we are consulting on and how you can take part.

The deadline for responding to this consultation is 6 December 2024.

Island Green Power

The proposals for East Pye Solar are being developed by Island Green Power, a leading developer of renewable energy projects specialising in utility-scale solar and battery energy storage system, on behalf of East Pye Solar Ltd.

Our mission is to help increase solar energy production and make the delivery of more renewable energy possible whilst drastically reducing carbon emissions.

At Island Green Power, we specialise in the development of utility-scale solar projects and battery energy storage systems; overseeing the entire development process, including sourcing land, securing grid connections and obtaining planning consents.

In the past ten years, we have successfully completed over 34 solar projects worldwide, generating one gigawatt of capacity, including 17 projects in the UK and Ireland. Our UK-based team, operating in offices in London and Norfolk, is supported by a network of specialist advisors, consultants and technical experts.

In all we do, we are committed to responsible land use and believe that the development and commercial delivery of utility-scale solar farms can be achieved in harmony with their surroundings.

For more information, please visit the Island Green Power website at: **www.islandgp.com**.

Our Proposals

East Pye Solar would comprise the installation of solar photovoltaic (PV) panels and associated development such as an on-site BESS to connect to the existing 400kV overhead line, that runs north south between Norwich Main and Bramford.

We are at the early stage of developing our proposals. We still have to identify where equipment would be located and how we could reduce the effects of the Project on the surrounding area, communities and the environment.

Assessments are being carried out to identify areas that could be set aside to create new or enhance existing habitats for biodiversity net gain, as well as buffer zones between the Project and existing homes, landscape, ecological features, and Public Rights of Way.

The design and layout of the Project will evolve based on the findings from the environmental surveys we are conducting, as well as feedback submitted to this consultation.

The design life of East Pye Solar is expected to be 60 years. At the end of the Project's operational life a decommissioning plan will be enacted. This plan will detail the removal of infrastructure and restoration of the site.

Location

The Project would be located entirely within the administrative boundaries of Norfolk County Council and South Norfolk Council. The sites currently being considered to host the solar PV, BESS, substations and associated equipment are at multiple locations, amounting to approximately 1,100 hectares (2,718 acres) of land, in an area located south of Norwich and north of Harleston.

The solar photovoltaic (PV) panels are mainly concentrated east of Long Stratton, with an additional cluster located south of Great Moulton. The East Pye Solar BESS is proposed to be located to the south of Great Moulton.

What is a battery energy storage system (BESS)?

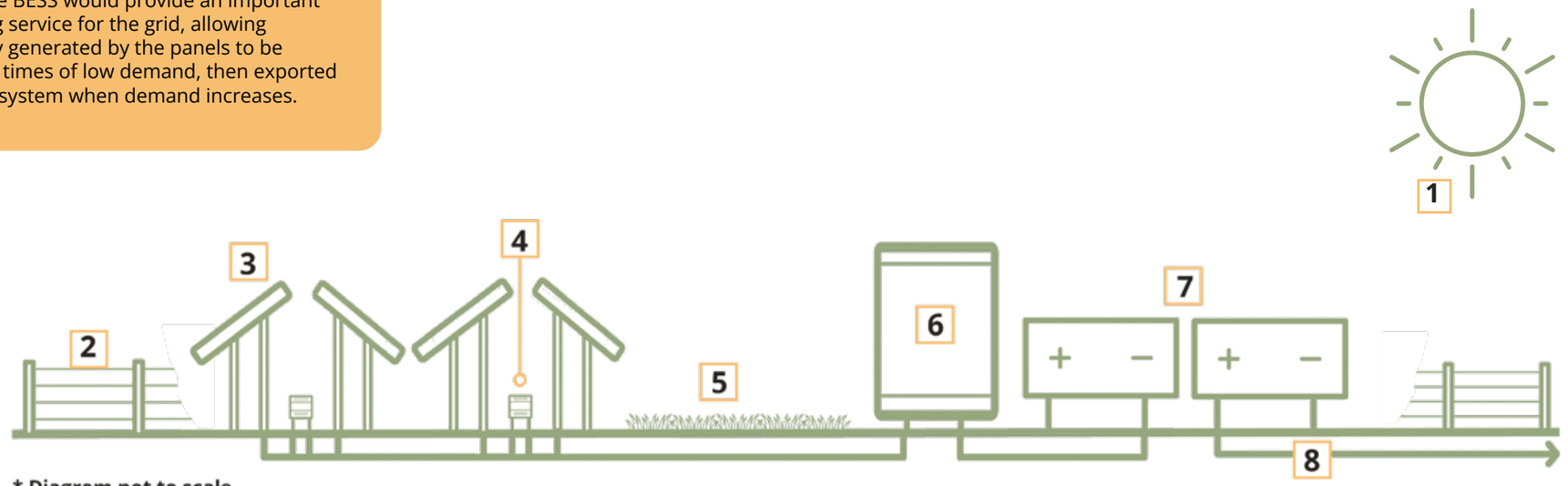
An on-site BESS would provide an important balancing service for the grid, allowing electricity generated by the panels to be stored at times of low demand, then exported onto the system when demand increases.

The Project

At this early stage in the development process, we have not yet finalised the design and layout of the Project. This will evolve based on the findings from environmental surveys and assessments we are conducting, alongside feedback provided through consultation and ongoing engagement.

The key features of the Project include:

1. **The sun:** harnessing sunlight as the Earth's primary source of energy
2. **Fencing:** to enclose the operational areas of the site along with internal facing closed circuit television (CCTV) deployed around the site perimeter.
3. **Solar PV panels:** converting the sun's energy into direct current (DC) electrical power.
4. **Inverters:** converting DC into alternating current (AC).
5. **Landscape area:** trees and vegetation planted across the site to enhance biodiversity and contribute to the overall landscape improvement.
6. **Substation:** connecting the Project to the National Grid.
7. **Battery Energy Storage System (BESS):** storing electricity generated by the PV panels when demand is low, then exporting it on to the electricity transmission system when demand peaks.
8. **Underground cables:** connecting the PV panels and the BESS to the inverters which in turn connect to the grid transformers. Higher voltage cables will be required between transformers and switchgear and from switchgear to the off-site electrical infrastructure.



*** Diagram not to scale**

Connecting to the Grid

At this stage, we have shown a wide cable search corridor on the map, whilst we assess the preferred route. The cables that link the sites together and connect to the National Grid substation will be underground.

We have selected this area to minimise ecological impact and preserve cultural heritage by avoiding designated ecological areas, mature and historic woodlands, listed buildings, scheduled monuments, and conservation areas. Additionally, we have aimed to reduce the cable length and the number of crossings over roads, railways, watercourses, and hedgerows as much as possible.

Underground cables may be installed in areas without land restrictions. However, after the land is restored, restrictions may be applied to avoid the risk of cables being disturbed or damaged.

A sealing end compound will be needed where a section of underground cable comes above ground. For example, where it joins the new National Grid substation.

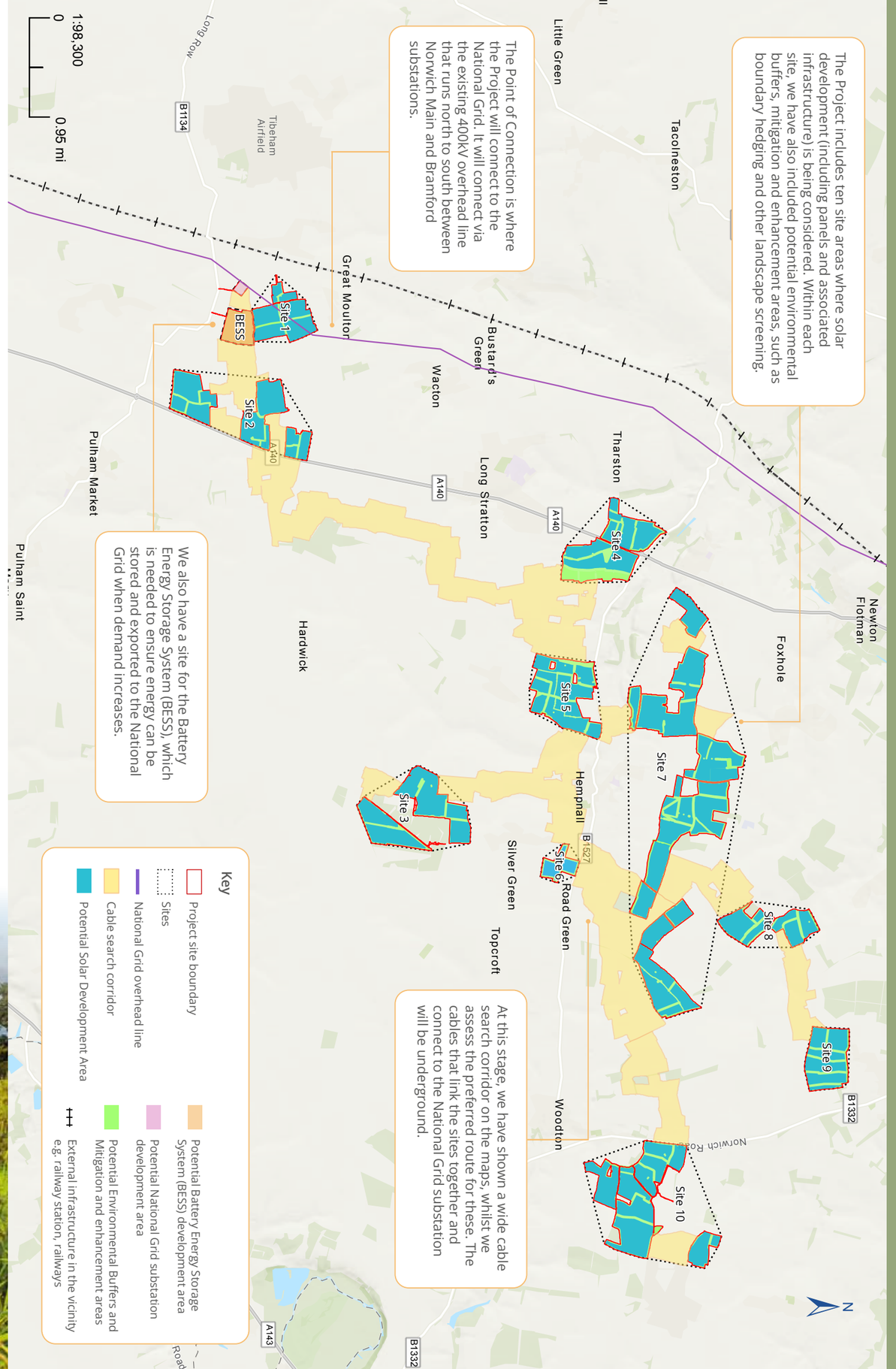
What is a cable search corridor?

A cable search corridor is a broad ribbon of land through which an electrical connection could be routed. The width of the corridor will be refined and reduced as we progress through the project stages.

The corridor may vary in width depending on a range of factors including the location of:

- Built up areas where people live and work.
- Infrastructure including roads and railway lines.
- Physical landscape features as well as other features that may be sensitive in terms of ecology, heritage or landscape.
- Protected sites including nature conservation areas.

Consultation Map: Overview

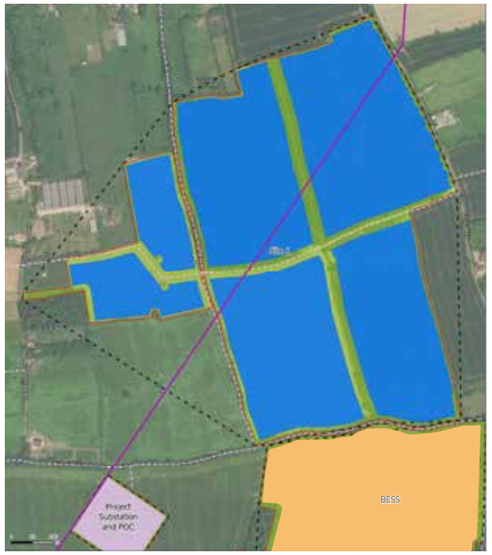


East Pye SOLAR

East Pye Solar – Sites

Our proposals for East Pye Solar are at a very early stage of development. We have identified the sites under consideration within the red line areas. The areas shown in blue are being considered for solar PV panels and other equipment associated with them such as smaller sub-stations and the inverters. We would not expect all of these blue areas to be fully developed. As we progress with more detailed work, we may identify further constraints such as heritage features; or areas that are suitable for new habitat creation, which could reduce the extent of the solar development.

We are seeking your views as part of this consultation on what further constraints to development in the blue areas may be. Further information on the environmental impact assessment process can be found on pages 12 to 15.



Site 1: Land to the south of Great Moulton.


Site 2: Land to the south / south-east of Great Moulton and north-east of Tivetshall.


Site 3: Land to the south of Hempnall.


Site 4: Land to the east of Tharston and north / north-east of Long Stratton.


Site 5: Land to the north Fritton and south-west of Hempnall.


Site 7: Land to the east of Tasburgh, from the north-west to the north-east of Hempnall and from the south-west to the south-east of Saxlingham Nethergate.


Site 9: Land to the south / south-east of Brooke.


Site 6: Land to the north-west of Topcroft and south-east of Hempnall.


Site 8: Land to the south-east of Shotesham and east of Saxilingham Nethergate.


Site 10: Land to the north / north-east of Woodton and the south / south-west of Seething.

Key

- Project site boundary
- Sites
- National Grid overhead line
- Cable search corridor
- Potential solar development area
- Potential Battery Energy Storage System (BESS) development area
- Potential National Grid substation development area
- Potential Environmental Buffers and Mitigation and enhancement areas
- External infrastructure in the vicinity e.g. railway station, railways

To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team - please see the back cover for details.

The Planning Process

As East Pye Solar's expected generation capacity exceeds 50MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP).

Planning

The development consenting regime for an NSIP comes under the Planning Act 2008. This means that we need to submit an application for a Development Consent Order (DCO) to construct, operate and decommission East Pye Solar to the Planning Inspectorate rather than the local planning authority.

In the case of energy-related NSIPs, the Planning Inspectorate examines the application on behalf of the Secretary of State for Energy Security and Net Zero. The Planning Inspectorate will then make a recommendation to the Secretary of State on whether to grant consent for East Pye Solar.

We expect the development process, including DCO submission and examination, to span two to three years. We intend to submit our application for development consent to the Planning Inspectorate in late 2025. Subject to obtaining consent, the earliest construction would start is late 2027 or early 2028.

While the DCO application will not be submitted to the local authority, Norfolk County Council, South Norfolk Council and other stakeholder groups will play a key role in the planning process and will be extensively consulted as the Project progresses.

Consultation

Public consultation is a crucial component of the pre-application process for NSIPs.

We are committed to early and continuous engagement to ensure that the development of the Project is informed and shaped by community input. Local communities, residents and councils play a vital role in this process.

The design process for the Project will be iterative and will be informed by feedback received during the two stages of community consultation that are planned.

Where we are now

We are currently at the first stage of consultation. This is non-statutory, and while not formally required, is intended to provide local communities and interested parties with the opportunity to gain a better understanding of our development and influence how our emerging proposals evolve.

The aim of this consultation is to introduce Island Green Power and the Project, share our early-stage proposals, and give you the opportunity to share your views and local knowledge.

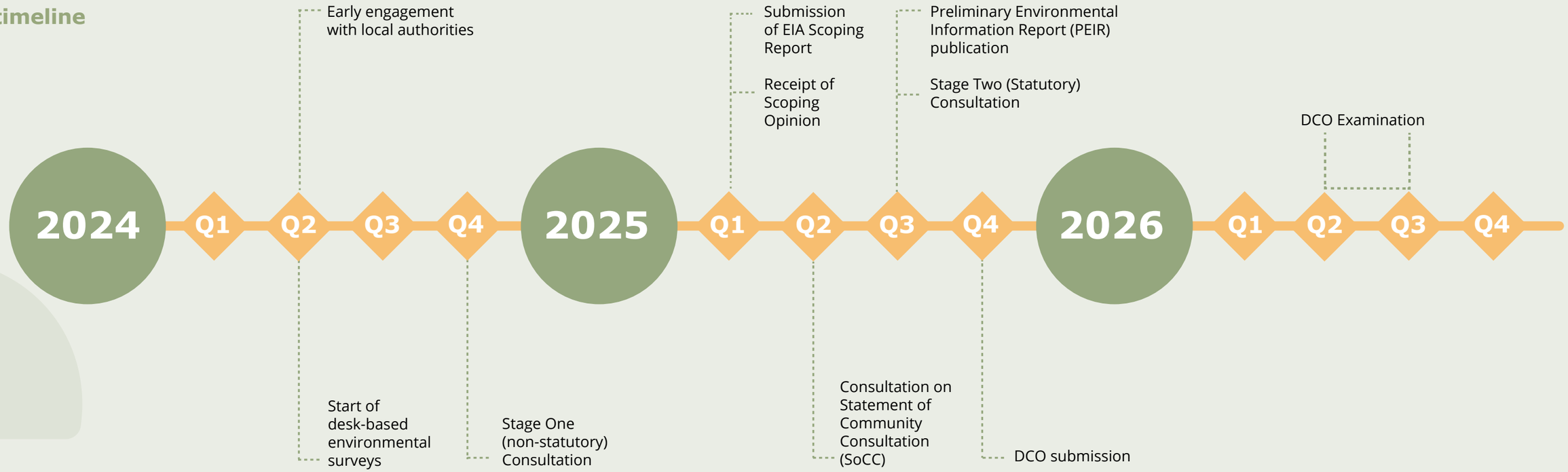
We will use the feedback we receive to inform and shape a strong set of proposals that are sensitive and respect the concerns of local communities.

Statutory consultation (Summer 2025)

The next stage of consultation will be statutory. We anticipate this will take place in early Summer 2025 but not within the Summer school holiday period.

Ahead of statutory consultation, we will work with Norfolk County Council and South Norfolk Council to develop a Statement of Community Consultation (SoCC). This will set out how we propose to engage with and obtain feedback from local communities and residents on our detailed proposals for East Pye Solar.

Project timeline



Environmental Impact Assessment

The Project is classified as an Environmental Impact Assessment (EIA) development. This requires us to assess the potential significant environmental impacts of our Project, as mandated by the Infrastructure Planning (Environmental Impact Assessment) Regulations 2017.

EIA is the iterative process in which the assessment of environmental impacts is carried out in parallel with the development design process.

We will use the EIA to identify the potential effects of East Pye Solar might have on the environment – positive as well as negative.

The purpose of the EIA process is to make sure that where we have identified any significant effects, we put in place measures to avoid or reduce any negative impacts, while also seeking to enhance positive effects.

EIA is broken down into many topics that we need to assess. These include:

- Landscape and visual
- Ecology and biodiversity
- Cultural heritage
- Transport and access
- Soils and agriculture
- Hydrology, flood risk and drainage
- Socio-economics, tourism and recreation
- Noise and vibration
- Climate change
- Air quality
- Human health
- Glint and glare

For each of these topics we will assess the impact of the Project on them throughout its lifecycle from construction through to operation and decommissioning.

The results of the EIA will be set out in the Environmental Statement (ES) which will be included in our DCO application.

The EIA process for major infrastructure projects is broken down into the three stages as follows:

Stage 1: EIA Scoping

- We are preparing an EIA Scoping Report which will be submitted to the Planning Inspectorate (PINS).
- The EIA Scoping Report will provide an overview of our proposed development and the environmental baseline surveys that we intend to undertake, describe how we intend to assess any likely significant environmental effects, and set out the proposed scope and content of the EIA and ES.
- The scope of the EIA will be informed by technical expertise and by engagement with stakeholders to ensure that the methodologies for environmental assessments accurately identify and understand the environmental impacts of East Pye Solar.
- PINS respond to the Scoping Report by issuing a Scoping Opinion, which will set out their response to our proposed approach to the EIA and the topics we need to take forward for assessment and should be presented in the ES.

Stage 2: Preliminary Environmental Information Report (PEIR)

- We are required by the Planning Act 2008 to prepare a PEIR.
- The PEIR will set out the initial findings of the EIA and identify those measures we are proposing to reduce, enhance and improve the effects the Project may have on the environment.
- The PEIR will be presented at statutory consultation so that technical stakeholders, local communities, individuals and interested parties can develop an informed view of the potential impacts East Pye Solar may have on the local environment and provide us with their views and feedback.

Stage 3: Environmental Statement (ES)

- After statutory consultation we will produce the ES.
- This will be prepared based on the Scoping Opinion and will advance the content of the PEIR, incorporating feedback received during statutory consultation and the outcomes of the assessments undertaken.
- The ES will describe any further changes that have been made to the Project by us and those measures we are proposing to implement to reduce, improve or enhance the impacts of the Project.
- The ES, along with a Non-Technical Summary (NTS) will form part of the DCO application we submit to PINS.

More information

Our initial work has identified a number of environmental considerations which will inform the development of the detailed design for East Pye Solar. A summary of these topics can be found on pages 14 and 15.

The local environment

Site visits and environmental surveys help to shape the Project design.

Design principles help to minimise the effects of the Project on the local environment and may include:

- Seeking to retain as many trees and hedgerows as possible
- Having stand-off distances (with landscape screening where necessary) from residential properties
- Implementing setbacks from watercourses, drains and ecological features
- Providing landscape buffers between the development and public footpaths and bridleways

Because we are at an early stage of the Project development process, the information below provides a summary of assessments we plan to carry out and the work we have done so far.

We will be able to provide more information on the likely environmental impacts associated with the Project and how these will be managed at the next stage of consultation.

Landscape and visual

A full Landscape and Visual Impact Assessment will be produced so we can identify any potential visual impacts associated with the Project and put in place appropriate measures to reduce them. For example, views of equipment could be screened by enhancing existing hedgerows and planting new ones.

Ecology and Biodiversity

Detailed survey work is being carried out to understand where and what wildlife is currently found across the site so we can identify the potential impacts of our proposals on local species, as well as ways we can protect, promote and enhance wildlife habitats in our plans. These will include:

- Breeding bird surveys
- Bat surveys
- Badger surveys
- Great crested newt surveys
- Water vole and otter surveys

Cultural heritage

We recognise the cultural and historical importance of this area of Norfolk and are carrying out studies to fully understand the significance of heritage assets in the surrounding area, such as Listed Buildings, Conservation Areas and Scheduled Monuments.

We have undertaken site visits and desk-based assessment to understand the heritage value of the site and will carry out detailed ground investigation and archaeological surveys to ensure that any assets are protected.

Transport and access

We are evaluating traffic and access considerations and have undertaken initial site visits to identify the existing access points to East Pye Solar. We will assess the potential impact of our proposals on traffic and produce a Construction Traffic Management Plan to outline how we will minimise the impact on local traffic during construction, operation and decommissioning of the Project.

Soils and agriculture

We will carry out surveys of the agricultural land within the site to identify its agricultural value (known as Agricultural Land Classification). Our DCO application will include our justification for the sites we have chosen for the Project and an assessment of the impacts on soils, agriculture and farming circumstances.

Hydrology, flood risk and drainage

We will conduct a drainage assessment that describes the baseline land drainage conditions and existing site runoff rates, also producing a concept strategy for managing site runoff during the operational lifetime of the development, inclusive of resilience to climate change.

Socio-economics, tourism and recreation

We recognise the need to deliver East Pye Solar sensitively and make sure we have considered local communities in designing the Project. We are therefore seeking to design the Project in a way which will maintain amenity and provide continued access to recreational benefits in the local area.

We are committed to keeping Public Rights of Way (PRoW) in place and open to the public, and where there is opportunity to do so, we will seek to improve existing PRoWs. There may be temporary diversions during the construction and decommissioning period for safety reasons.

We will assess the economic benefits of the project and set this out in our application.

Noise and vibration

We will carry out baseline noise and monitoring at those residential properties closest to the site Project to understand the noise levels currently experienced. Solar developments do not tend to produce a significant amount of noise during operation.

However, we will model noise which could arise from the construction, operation and decommissioning of the Project. This is so we can assess any potential impact at the nearest properties and then determine appropriate mitigation to include as part of the design.

Other environmental topics

As part of the EIA, we will be undertaking baseline surveys, modelling and assessments of a range of other issues including, but not limited to:

- Climate Change
- Air Quality
- Human Health
- Waste
- Arboriculture
- Ground Conditions

We invite your views on our proposed approach and welcome any information you might have about the Project area that could better our understanding of the effects our proposals may have on the environment.

Additional considerations

Working with local communities

In addition to supporting the UK on a national level by creating low-cost, renewable energy, we are committed to working with the local community to help identify and define ways we can support and enhance the local area. As part of this initial stage of consultation, we are inviting suggestions for local schemes and projects we could support – including both on-site and off-site initiatives.

On-site environmental mitigation and enhancements will be inherent within the material design and development process for the Project. These include protection of existing ecological features such as woodland, hedgerows and ponds, and delivery of biodiversity net gain through additional planting to encourage more native wildlife, increasing habitats and food sources for insects and birds and maintaining existing wildlife corridors. Additional considerations could include the creation of opportunities for public access and recreation and improving amenity resources in the area.

Off-site, we are considering the possibility of supporting initiatives to make improvements to existing amenities such as recreational and sports facilities or collaborating with local community groups. We are keen to explore opportunities for existing footpaths to be enhanced with educational walk boards, wildflower meadow planting, and seating or bird watching areas, as well as the introduction of new permissive paths. We encourage feedback from anyone who has ideas on this topic.

As a developer, we are also conscious of trying to make sure, should our planning application be approved, that the mechanisms put in place for local communities to access any benefits, are not complex and do not discourage communities from seeking those benefits.

Biodiversity Net Gain (BNG)

A well-managed project can help protect wildlife and increase biodiversity. As the PV panels will be set on posts with minimal disturbance to the ground, much of the land is available to support new plants and animal life.

From November 2025, there will be a legal requirement for developers of NSIPs to show their projects will boost biodiversity by a minimum of 10 per cent. This means our plans need to ensure that local wildlife habitats are in a measurably better state than before. East Pye Solar could boost local biodiversity through means such as establishing wildflower areas that provide habitats for pollinators and birds, promoting wetland habitats to reduce flood risk and support aquatic and avian life, and restoring hedgerows and native species.

To design East Pye Solar in a way that enhances local wildlife by delivering a net gain in biodiversity, specific examples of initiatives we are considering are below:

- Sowing land between and under PV panels as grassland and meadow management with a mix of some areas being grazed.
- Filling gaps in existing hedgerows with additional native species to increase diversity.
- Managing hedgerows to enable wildlife to benefit from them year-round.
- Maintaining appropriate vegetated buffers with native planting.
- The creation of new woodland blocks and belts.
- New tree planting where appropriate.

Alongside the results of the environmental studies we are undertaking, we welcome your views on how we can enhance the local environment and deliver BNG.

Taking part in this consultation

This initial stage of consultation on our emerging proposals for East Pye Solar is open from 23 October to 6 December 2024.

During this time, we are inviting feedback on:

- The overall Project
- The cable route corridors for an underground cable that would link the Project sites together and connect to the National Grid Substation
- Local projects and community initiatives we could support to create benefits for communities in proximity to our Project
- Additional considerations for how we deliver the next stage of consultation

There are a number of ways you can learn more about what we are consulting on and how to take part:

Join us at one of our information events or webinars to find out more about our proposals, speak to members of the team and provide us with your comments. See the table below for the locations, dates and timings of our information events and webinar.

Visit our project website to access information about the Project at this stage and submit feedback to the consultation. All the information being made available at the information events we are holding will also be available on the Project website.

Contact our community relations team if you have any questions on our proposals or this consultation, if you would like help accessing the information available or support to respond to the consultation.

Location	Date and Time
Saxlingham Nethergate Village Hall, Steward Close, Saxlingham Nethergate, NR15 1AN	**Thursday 7 November 2024**, 15:30 – 19:30
Seething and Mundham Village Hall, Wheelers Lane, Seething, NR15 1EJ	**Friday 8 November 2024**, 15:30 – 19:30
Hempnall Village Hall, Bungay Road, Hempnall, NR15 2NG	**Saturday 9 November 2024**, 11:30 – 15:30
Aslacton and Great Moulton Coronation Hall, Carr Lane, Great Moulton, NR15 2LA	**Wednesday 13 November 2024**, 15:30 – 19:30
Long Stratton Village Hall, Ipswich Road, Long Stratton, NR15 2TA	**Thursday 14 November 2024**, 13:30 – 18:30
Woodton Village Hall, Hempnall Road, Woodton, Bungay, NR35 2NG	**Friday 15 November 2024**, 14:00 – 18:30
Community webinar, online. *Details of how to access our community webinar can be found on our website.*	**Wednesday 20 November 2024**, 18:00 – 19:30

Details on how to access our Community Webinar can be found on our website: **www.eastpyesolar.co.uk**

If you have any issues accessing the webinar, please contact the team through the Project's communication channels listed on the back cover of this leaflet.

How to provide us with your views

You can submit your comments to this consultation online or in writing

- Online: go to our Project website – www.eastpyesolar.co.uk – and complete the online feedback form
- In writing: collect a feedback form from an in-person information event or contact our community relations team to request a copy (see back page for contact details). Complete as many sections of the form as you like and hand it back in at the event or post it to us at FREEPOST East Pye Solar. You do not need a stamp.

Any letters or emails sent to the Project Freepost address or email during the consultation period will be considered as feedback.

Please provide us with your response to this consultation by Friday 6 December 2024.

Next steps

After this consultation closes, we will review all comments we receive. Together with the findings from our ongoing environmental and technical surveys, we will use your feedback to help us refine our proposals for East Pye Solar.

We will then hold a second stage of consultation and ask for your views on:

- Our updated design for the Project, including the location of equipment
- The route an underground cable could follow to connect the Project into the national grid
- How we are proposing to build the Project
- The measures we are proposing to reduce the impact of the Project

We will review our detailed proposals in light of the feedback from this second consultation, along with the outcomes of ongoing assessments, to finalise and submit our application for development consent to the Planning Inspectorate.

As the applicant, we have a duty to demonstrate how we have taken your views into account in developing our final proposals for the Project. The application we submit to the Planning Inspectorate will include a Consultation Report summarising all the issues raised in consultation feedback, along with an explanation of how we have taken views into account to develop our final proposals.

This report, along with all the other application documents, will be published on the Planning Inspectorate's website should our application be accepted for examination. We will email or write to those who have taken part in the consultation to confirm when this information is available to view.

Further opportunities to contribute

The second stage of consultation we hold will likely be the last time we consult on our proposals for the Project. However, subject to our application being accepted for examination, you will be able to register your interest in our proposals with the Planning Inspectorate who will then keep you informed about its progress and provide you with information on further opportunities to contribute to the project development process.

Register for updates

If you would like to be kept informed about our Project, please register your details with us by completing the registration form on the project website or by sending an email to the community relations team (see back page for details).

Contact Us

Website: www.eastpyesolar.co.uk

Email: info@eastpyesolar.co.uk

Freepost: Freepost EAST PYE SOLAR*
*Free of charge, no need for a stamp.

Freephone: 0808 281 3175
(open 9:00-17:00 Monday to Friday excluding bank holidays)

If you would like this document in large text or an alternative format please contact us on **0808 281 3175** or send an email to **info@eastpyesolar.co.uk**

6 Phase One Consultation Poster

East Pye Solar

Stage One Community Consultation

Wednesday 23 October to Friday 06 December 2024

East Pye Solar Ltd, part of Island Green Power Limited (IGP), is introducing plans for a utility scale solar and battery energy storage system (BESS) on land near Long Stratton in South Norfolk that could deliver up to 500 megawatts (MW) of clean energy to National Grid.

You are invited to take part and provide your feedback on our proposals during our first stage of community consultation.

Information Events

Location	Date and Time
Saxlingham Nethergate Village Hall, Steward Close, Saxlingham Nethergate, NR15 1AN	**Thursday 07 November 2024,** 15:30 – 19:30
Seething and Mundham Village Hall, Wheelers Lane, Seething, NR15 1EJ	**Friday 08 November 2024,** 15:30 – 19:30
Hempnall Village Hall, Bungay Road, Hempnall, NR15 2NG	**Saturday 09 November 2024,** 11:30 – 15:30
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Community webinar, online. *Details of how to access our community webinar can be found on our website.*	**Wednesday 20 November 2024,** 18:00 – 19:30

Have Your Say

We want to hear your feedback on our early-stage proposals to help us update and refine our design as the project progresses.

You can submit a feedback form at any of the community events, online by visiting our website, via email or via freepost at the address below.

The deadline to submit feedback is 23:59pm Friday 06 December 2024.

Get in Touch:

info@eastpyesolar.co.uk

Freephone line: 0808 281 3175

FREEPOST East Pye Solar

www.eastpyesolar.co.uk

7 Phase One Consultation Exhibition Boards

Welcome

Thank you for attending today's event and engaging with this initial consultation on our emerging proposals for East Pye Solar – a utility-scale solar and battery energy storage system (BESS) development we are proposing to build on land near Long Stratton, South Norfolk.

Why do we need East Pye Solar Park?

The way we consume energy is already changing. The move towards renewables and the transition away from fossil fuels is an environmental and economic necessity. National electricity demand is increasing and is expected to double by 2050. To hit our net zero and climate change targets, boosting our solar energy capacity is an essential component.

The Project is anticipated as having a generation capacity of around

500
megawatts (MW)

This is enough clean affordable electricity to power

115,000
homes and businesses annually

This consultation

We want to ensure those communities living and working in proximity of where we are proposing to build East Pye Solar (the "Project") have the chance to inform and influence the development of our proposals.

This initial consultation runs from 23 October to 6 December 2024. It provides the opportunity for us to introduce Island Green Power, share information about our plans for East Pye Solar, and give you the opportunity to provide us with your views.

We also welcome suggestions on local schemes or initiatives we could support to benefit those communities closest to the Project.

Your views are important to us. We will use the feedback you submit to this consultation to help us identify and better understand the potential impacts of our proposals so we can decide how and where we build the Project, should we get planning permission, with minimal impact on the local area and communities living there.

Island Green Power

Who we are

The proposals for East Pye Solar are being developed by Island Green Power, a leading developer of renewable energy projects specialising in utility-scale solar and battery energy storage systems, on behalf of East Pye Solar Ltd.

Our mission is to help increase solar energy production and make the delivery of more renewable energy possible whilst drastically reducing carbon emissions.

At Island Green Power, we specialise in the development of utility-scale solar projects and battery energy storage systems; overseeing the entire development process, including sourcing land, securing grid connections and obtaining planning consents.

In the past ten years, we have successfully completed over 34 solar projects worldwide, generating one gigawatt of capacity, including 17 projects in the UK and Ireland.

Our UK-based team, operating in offices in London and Norfolk, is supported by a network of specialist advisors, consultants and technical experts.

In all we do, we are committed to responsible land use and believe that the development and commercial delivery of utility-scale solar projects can be achieved in harmony with their surroundings.

Our proposals

What we’re consulting on

East Pye Solar would comprise the installation of solar photovoltaic (PV) panels and associated development such as an on-site BESS to connect to the existing 400kV overhead line, that runs north south between Norwich Main and Bramford.

We are at the early stage of developing our proposals. We still have to identify where equipment would be located and how we could reduce the effects of the Project on the surrounding area, communities and the environment.

Assessments are being carried out to identify areas that could be set aside to create new or enhance existing habitats for biodiversity net gain, as well as buffer zones between the Project and existing homes, landscape, ecological features, and Public Rights of Way.

The design and layout of the Project will evolve based on the findings from the environmental surveys we are conducting, as well as feedback submitted to this consultation.

The design life of East Pye Solar is expected to be 60 years. At the end of the Project’s operational life a decommissioning plan will be enacted. This plan will detail the removal of infrastructure and restoration of the site.

Location

The Project would be located entirely within the administrative boundaries of Norfolk County Council and South Norfolk Council. The sites currently being considered to host the solar photovoltaic (PV) panels, BESS, substations, associated equipment are at multiple locations, amounting to approximately 1,100 hectares (2,716 acres), in an area located south of Norwich and north of Harleston.

The solar PV panels are mainly concentrated east of Long Stratton, with an additional cluster located south of Great Moulton. The East Pye Solar BESS is proposed to be located to the south of Great Moulton.

What is a battery energy storage system (BESS)?

An on-site BESS would provide an important balancing service for the grid, allowing electricity generated by the panels to be stored at times of low demand, then exported onto the system when demand increases.

Consultation Map: Overview

East Pye SOLAR

The Project includes ten site areas where solar development (including panels and associated infrastructure) is being considered. Within each site, we have also included potential environmental buffers, mitigation and enhancement areas, such as boundary hedging and other landscape screening.

The Point of Connection is where the Project will connect to the National Grid. It will connect via the existing 400kV overhead line that runs north to south between Norwich Main and Bramford substations.

We also have a site for the Battery Energy Storage System (BESS), which is needed to ensure energy can be stored and exported to the National Grid when demand increases.

At this stage, we have shown a wide cable search corridor on the maps, whilst we assess the preferred route for these. The cables that link the sites together and connect to the National Grid substation will be underground.

Site 1
Site 2
Site 3
Site 4
Site 5
Site 6
Site 7
Site 8
Site 9
Site 10
BESS

Newton Flotman
Foxhole
Tacolneston
Tharston
Little Green
Hempnall
Road Green
Woodton
Silver Green
Topcroft
Bustard's Green
Long Stratton
Wacton
Great Moulton
Tibeham Airfield
Hardwick
Pulham Market
Pulham Saint Mary
Norwich Road

B1113
B1332
A140
B1527
B1134
A143
Long Row

N

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Key

- Project site boundary
- Sites
- National Grid overhead line
- Cable search corridor
- Potential Solar Development Area
- Potential Battery Energy Storage System (BESS) development area
- Potential National Grid substation development area
- Potential Environmental Buffers and Mitigation and enhancement areas
- External infrastructure in the vicinity e.g. railway station, railways

The Project

At this early stage in the development process, we have not yet finalised the design and layout of the Project. This will evolve based on the findings from environmental surveys and assessments we are conducting, alongside feedback provided through consultation and ongoing engagement.

*** Diagram not to scale**

1. The sun: harnessing sunlight as the Earth's primary source of energy.

2. Fencing: to enclose the operational areas of the site along with internal facing closed circuit television (CCTV) deployed around the site perimeter.

3. Solar PV panels: converting the sun's energy into direct current (DC) electrical power.

4. Inverters: converting DC into alternating current (AC).

5. Landscape area: trees and vegetation planted across the site to enhance biodiversity and contribute to the overall landscape improvement.

6. Substation: connecting the Project to the National Grid.

7. Battery Energy Storage System (BESS): storing electricity generated by the PV panels when demand is low, then exporting it on to the electricity transmission system when demand peaks.

8. Underground cables: connecting the PV panels and the BESS to the inverters which in turn connect to the grid transformers. Higher voltage cables will be required between transformers and switchgear and from switchgear to the off-site electrical infrastructure.

Connecting to the Grid

At this stage, we have shown a wide cable search corridor on the map, whilst we assess the preferred route for these. The cables that link the sites together and connect to the National Grid substation will be underground.

We have selected this area to minimise ecological impact and preserve cultural heritage by avoiding designated ecological areas, mature and historic woodlands, listed buildings, scheduled monuments, and conservation areas. Additionally, we have aimed to reduce the cable length and the number of crossings over roads, railways, watercourses, and hedgerows as much as possible.

Underground cables may be installed in areas without land restrictions. However, after the land is restored, restrictions may be applied to avoid the risk of cables being disturbed or damaged.

It is anticipated that there will be an adjustment to the existing overhead line to facilitate works at the point of connection, within the locality of Great Moulton, as shown on the initial plans. The final form of these transmission works will be agreed with National Grid, who are the body which will carry out these works.

What is a cable route corridor?

A cable search corridor is a broad ribbon of land through which an electrical connection could be routed. The corridor may vary in width depending on a range of factors including the location of:

- Built up areas where people live
- Infrastructure including roads and railway lines
- Physical landscape features as well as other features that may be sensitive in terms of ecology, heritage or landscape
- Protected sites including nature conservation areas

Environmental Impact Assessment

East Pye Solar is classified as Environmental Impact Assessment (EIA) development. This requires us to assess the potential significant environmental impacts of our proposed development.

EIA is the iterative process in which the assessment of environmental impacts is carried out in parallel with the development design process.

It is used to identify the potential environmental, social and economic effects our Project might have, through a series of technical assessments, so we can identify how we can reduce those impacts.

We will be conducting extensive environmental surveys and consulting with a range of stakeholders to identify the potential impact of our proposed development on a number of topics, including:

- Landscape and visual (including people's views of the development)
- Ecology and biodiversity
- Cultural heritage
- Transport and access
- Soils and agriculture
- Hydrology, flood risk and drainage
- Socio-economics, tourism and recreation (including footpaths and bridleways)
- Noise and vibration
- Climate change
- Air quality
- Human health
- Glint and glare

For each of these topics we will assess the impact of the Project on them throughout its lifecycle from construction through to operation and decommissioning.

The preliminary findings of the environmental surveys and assessments we carry out will be presented in the Preliminary Environmental Information Report (PEIR). This will be made available during the next stage of (statutory) consultation.

After statutory consultation we will produce an Environmental Statement (ES). The ES will form part of the DCO application. It advances the content of the PEIR and incorporates feedback received during statutory consultation and the outcome of the assessments we have undertaken. It will describe those measures we are proposing to implement to reduce, improve or enhance the impact of the Project.

Biodiversity Net Gain (BNG)

A well-managed project can help protect wildlife and increase biodiversity.

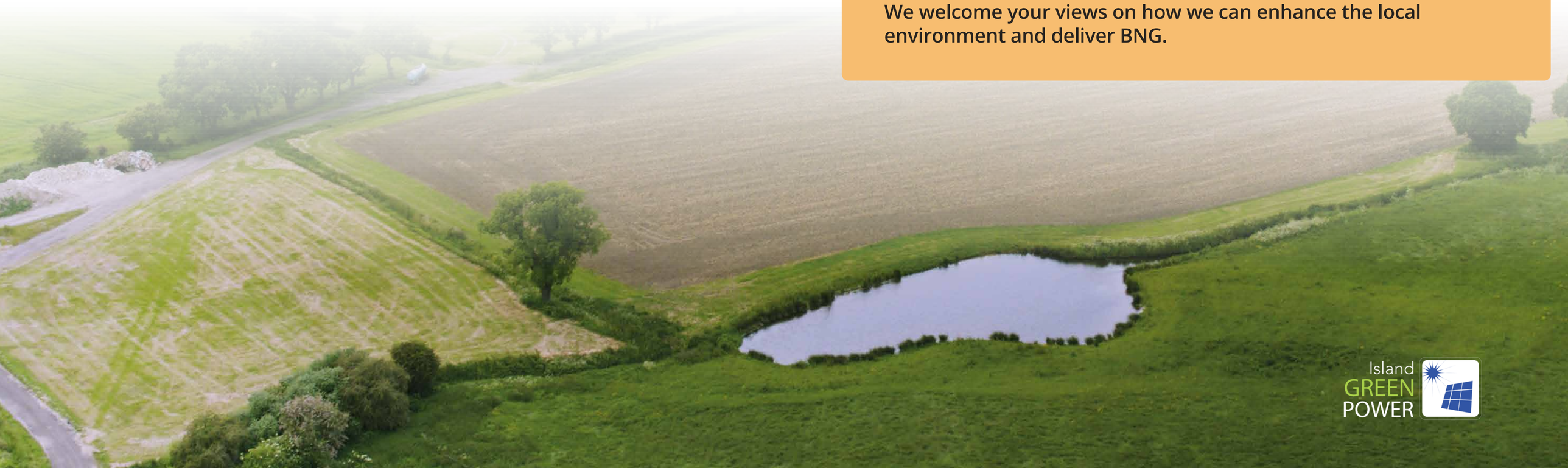
From November 2025, there will be a legal requirement for developers of Nationally Significant Infrastructure Project NSIPs to show their projects will boost biodiversity by a minimum 10 per cent. This means our plans need to ensure that local wildlife habitats are in a measurably better state than before.

We will use the feedback you submit to this consultation to help us identify and better understand the potential impacts of our proposals so we can decide how and where we build the Project, should we get planning permission, with minimal impact on the local area and communities living there.

To design East Pye Solar in a way that enhances local wildlife by delivering a net gain in biodiversity, specific examples of initiatives we are considering are:

- Sowing land between and under arrays as grassland and meadow management with a mix of some areas being grazed.
- Filling gaps in existing hedgerows with additional native species to increase diversity.
- Managing hedgerows to enable wildlife to benefit from them year-round.
- Maintaining appropriate vegetated buffers with native planting.
- The creation of new woodland blocks and belts.
- New tree planting where appropriate.

We welcome your views on how we can enhance the local environment and deliver BNG.



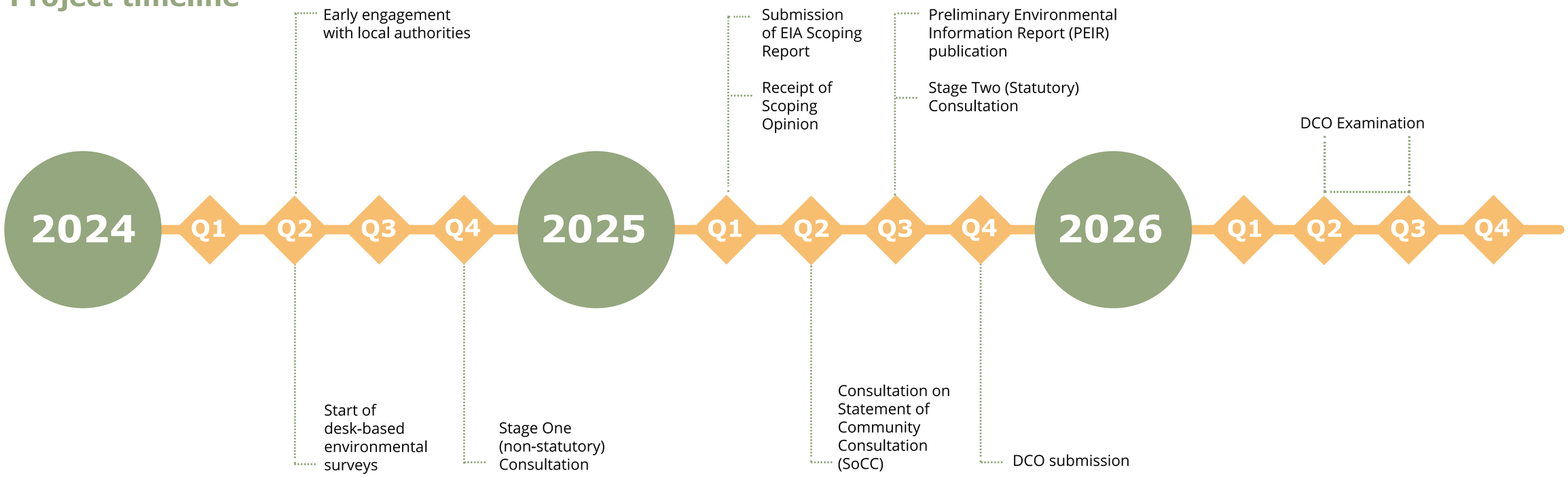
The development process

As East Pye Solar's expected generation capacity exceeds 50MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP).

In the case of energy related NSIPs, the Planning Inspectorate acts on behalf of the Secretary of State for Energy Security and Net Zero. The Planning Inspectorate will carry out an examination of our application and then make a final recommendation to the Secretary of State on whether to grant consent for East Pye Solar.

We expect the development process, including DCO submission and examination, to span two to three years. We intend to submit our application for development consent to the Planning Inspectorate in late 2025. Subject to obtaining consent, the earliest construction would start is late 2027 or early 2028.

Project timeline



*All dates are indicative and may be subject to change.

Further information about the DCO application process can be found on the Planning Inspectorates website: **infrastructure.planninginspectorate.gov.uk**

Have your say

After this consultation closes, we will review all the comments we receive. Together with the findings from our ongoing environmental and technical studies, we will use your feedback to help us refine our proposals for East Pye Solar.

Tell us what you think

For this consultation we are inviting your views on:

- The overall Project
- The broad route corridors for an underground cable that would connect the Project into the National Grid
- Local projects and community initiatives we could support to create benefits for communities in proximity to our Project
- Additional considerations for how we deliver the next stage of consultation

All the comments submitted during this consultation will be acknowledged, recorded and taken into consideration as we continue to refine our proposals. We will not, however, be able to respond to you individually.

Providing your comments

You can submit feedback to this consultation online and in writing by:

- Completing the online feedback on our website **www.eastpyesolar.co.uk**
- Sending an email to **info@eastpyesolar.co.uk**
- Posting a feedback form or letter to us at **FREEPOST East Pye Solar**

Printed feedback forms available at this event can also be completed and handed in to a member of the Project team here today.

The deadline for feedback to this consultation is Friday 6 December 2024.

Future consultation

The second stage of consultation we hold will likely be the last time we consult on our proposals for East Pye Solar. However, subject to our application being accepted for examination, you will be able to register your interest in our proposals with the Planning Inspectorate who will then keep you informed about its progress and provide you with information on further opportunities to contribute to the Project development process.

8 Phase One Consultation Overview Map (Indicative Concept Masterplan)

Consultation Map: Overview

East Pye SOLAR

The Project includes ten site areas where solar development (including panels and associated infrastructure) is being considered. Within each site, we have also included potential environmental buffers, mitigation and enhancement areas, such as boundary hedging and other landscape screening.

The Point of Connection is where the Project will connect to the National Grid. It will connect via the existing 400kV overhead line that runs north to south between Norwich Main and Bramford substations.

We also have a site for the Battery Energy Storage System (BESS), which is needed to ensure energy can be stored and exported to the National Grid when demand increases.

At this stage, we have shown a wide cable search corridor on the maps, whilst we assess the preferred route for these. The cables that link the sites together and connect to the National Grid substation will be underground.

Newton Flotman
Foxhole
Tacolneston
Tharston
Little Green
Hempnall
Road Green
Woodton
Silver Green
Topcroft
Bustard's Green
Long Stratton
Wacton
Great Moulton
Hardwick
Tibeham Airfield
Long Row
Pulham Market
Pulham Saint
Norwich Road
B1332
B1527
B1134
A140
A143
Site 1
Site 2
Site 3
Site 4
Site 5
Site 6
Site 7
Site 8
Site 9
Site 10
BESS

N

1:98,300
0 0.95 mi

Key

- Project site boundary
- Sites
- National Grid overhead line
- Cable search corridor
- Potential Solar Development Area
- Potential Battery Energy Storage System (BESS) development area
- Potential National Grid substation development area
- Potential Envronmental Buffers and Mitigation and enhancement areas
- External infrastructure in the vicinity e.g. railway station, railways

9 Phase One Consultation Section Maps

Document Path: Z:\Projects\333101211\East Pye Consultation\EastPyeConsultation.aprx

N

Heather Way

High Green

High Green

Gore Lane

Broadgate Lane

Narrowgate Way

Frith Way

Site 1

Broadgate Lane

Narrowgate Way

Frith Way

Hundred Lane

Hundred Lane

BESS

Project Substation and POC

0 50 100 m

World Imagery: Maxar, Microsoft
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS. PROW information provided by Norfolk County Council. Contains

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 1: Land to the south of Great Moulton

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 1	Rev E

Document Path: Z:\Projects\333101211\East Pye Consultation\EastPyeConsultation.aprx

N

Wood Lane

Norwich Road

Site 2

Frith Way

Lodge Road

Carpenter's Walk

A140

Stony Lane

Harry's Lane

Norwich Road

Dunning's Lane

Lodge Road

Pringle Lane

Lodge Road

Pringle Lane

0 50 100 m

World Imagery: Maxar, Microsoft
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS, PROW information provided by Norfolk County Council. Contains

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 2: Land to the south/south-east of Great Moulton and north-east of Tivetshall

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 2	Rev E

Document Path: Z:\Projects\333101211\East Pye Consultation\EastPyeConsultation.aprx

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 3: Land to the south of Hempnall

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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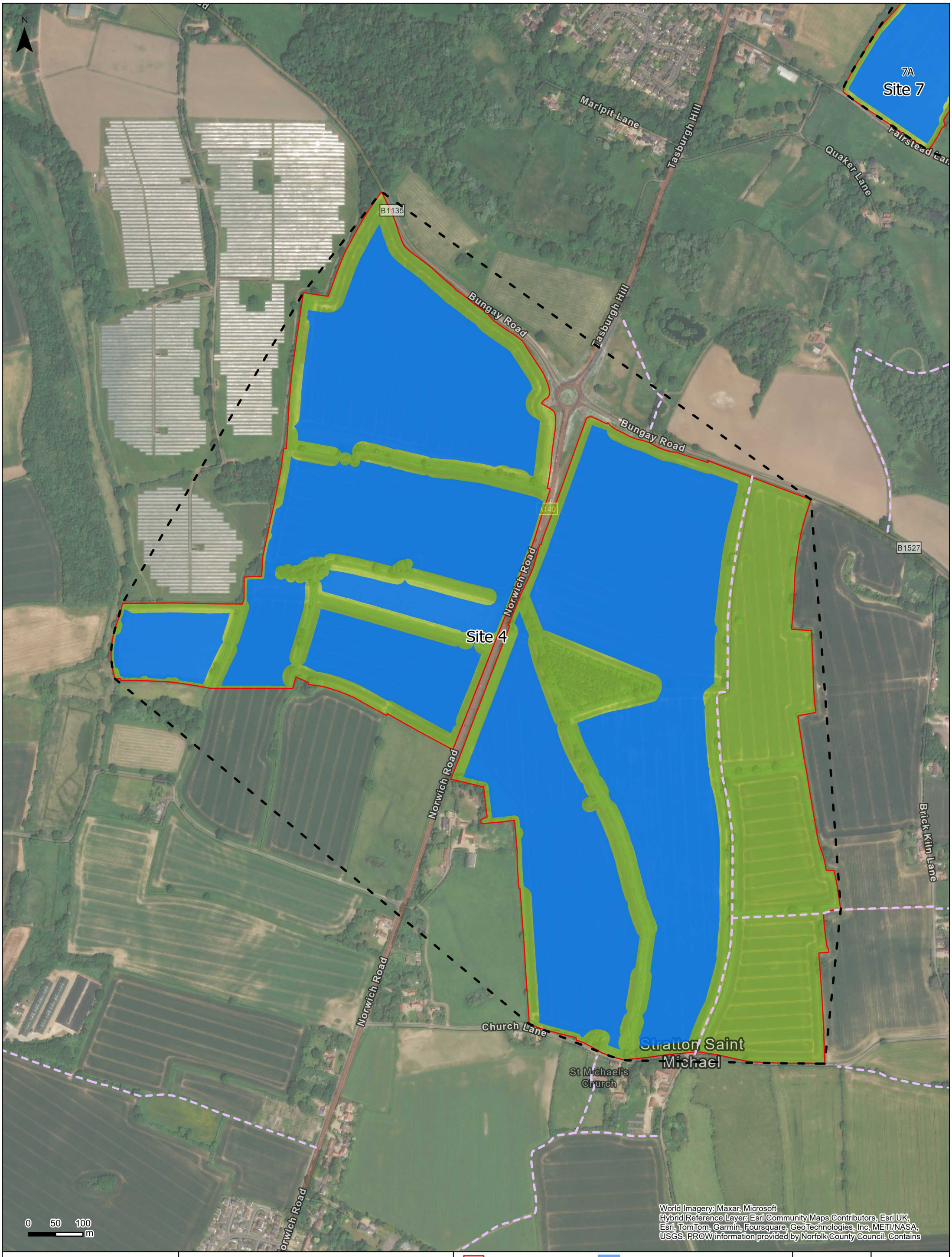

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 4: Land to the east of Tharston and north/ north-east of Long Stratton

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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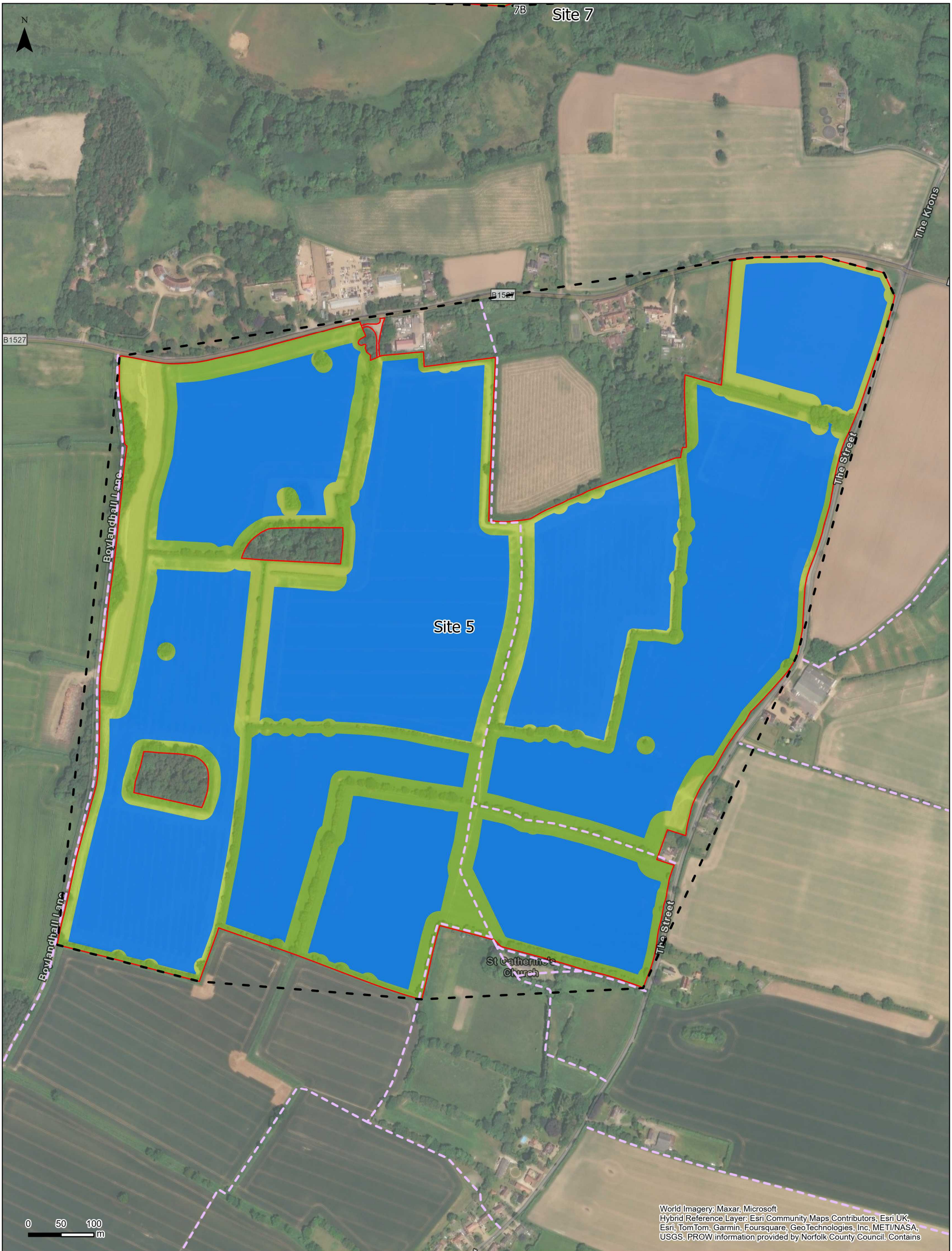

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 5: Land to the north of Fritton and south-west of Hempnall

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

1:5,000 @ A3	Date: 24/10/2024
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Figure 5	Rev E

Document Path: Z:\Projects\333101211\East Pye Consultation\EastPyeConsultation.aprx

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 6: Land to the north-west of Topcroft and south-east of Hempnall

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 6	Rev E

N

Flordon Road

Saxlingham Nethergate

Saxlingham Nethergate Church of England (Voluntary Controlled) Primary School

Foxhole

Hall Lane

Chequer's Lane

Saxlingham Hall

The Green

Saxlingham Lane

Ipswich Road

Brooke Road

Market Lane

Baxter's Lane

Site 8

Site 9

Green Lane

Woodton Road

7D

7F

Bridgeman Lane

Site 7

7A

7C

7E

7G

7H

7I

7J

7K

7L

The Green

1135

Fairstead Lane

7B

Hempnall Primary School

Hempnall

Bungay Road

Site 4

B1527

Site 5

Site 6

Road Green

Hempnall Road

Church Lane

Brick Kiln Lane

Back Lane

Field Lane

Alburgh Road

King's Road

Shotesham Road

Silver Green

0 50 100 m

World Imagery: Maxar, Microsoft
Hybrid Reference Layer: Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS. PROW information provided by Norfolk County Council. Contains data from National Grid © National

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 7: Land to the east of Tasburgh, from the north-west to the north-east of Hempnall and from the south-west to the south-east of Saxlingham Nethergate

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas
- Potential National Grid Substation Development Area

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Figure 07	Rev E

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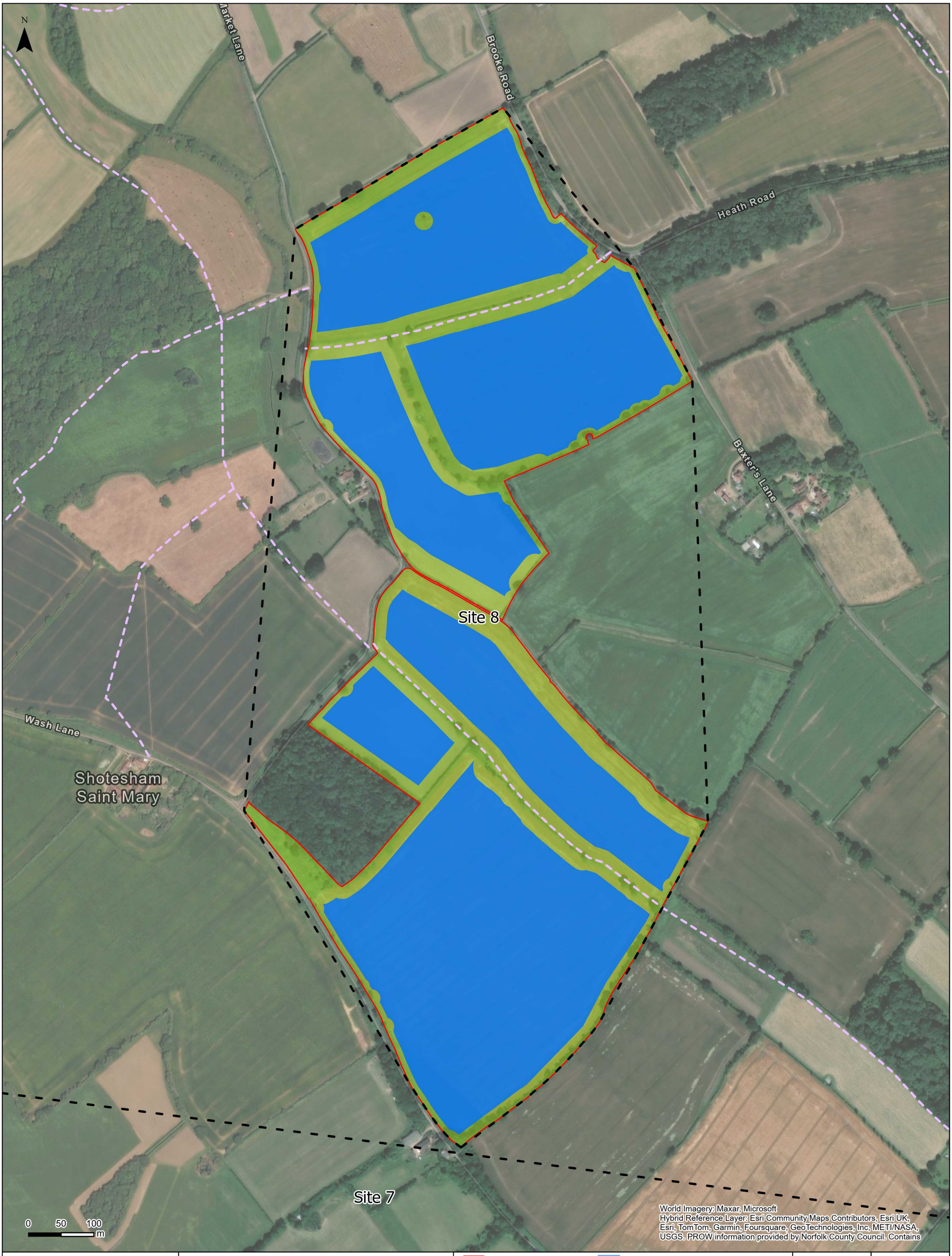

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 8: Land to the south-east of Shotesham and east of Saxlingham Nethergate

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 8	Rev E

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East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 9: Land to the south/south-west of Brooke

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 9	Rev E

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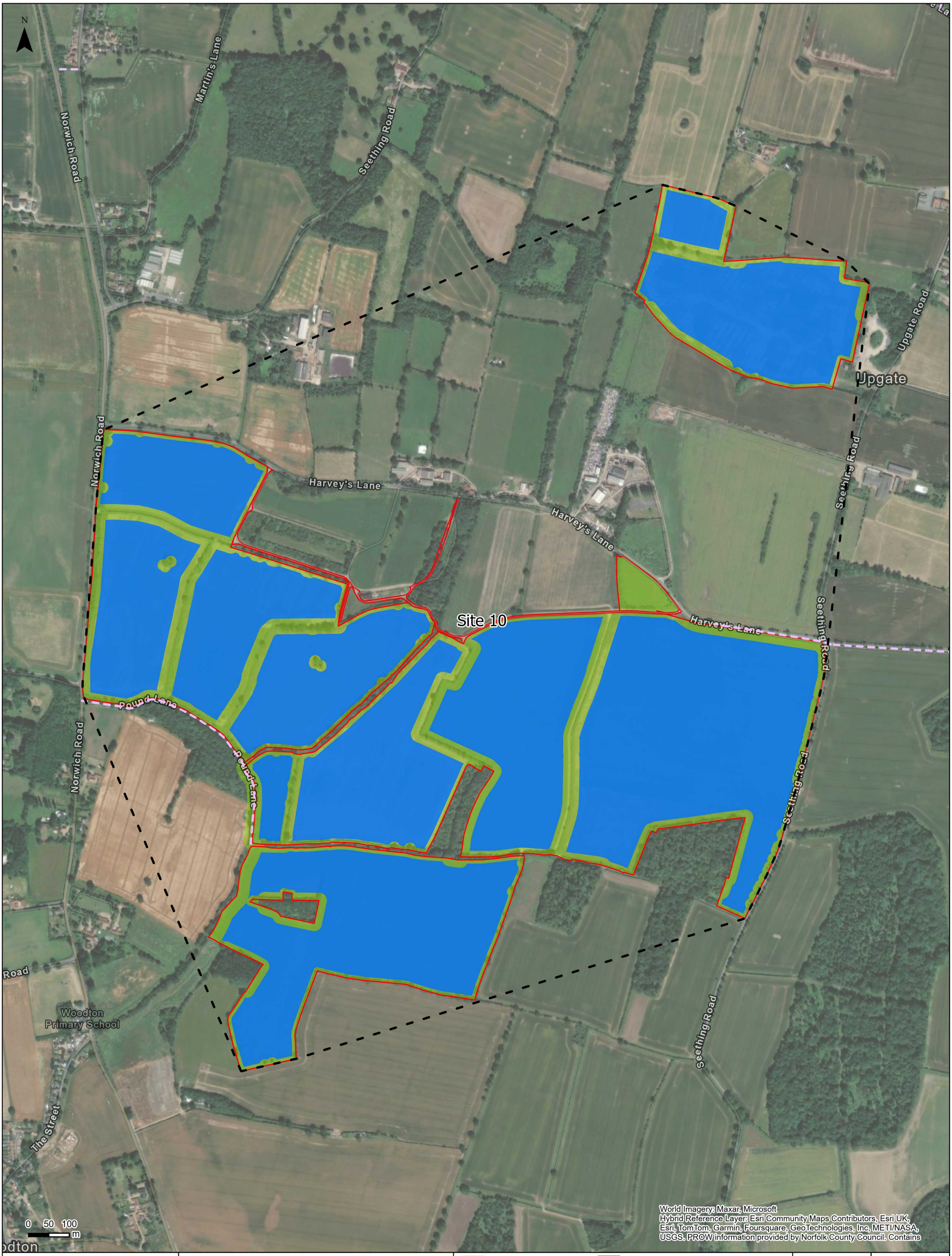

East Pye SOLAR

EAST PYE SOLAR PROJECT

Site 10: Land to the north/north-east of Woodton and the south-south-west of Seething

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Drawn: TW	Checked: ID
Figure 10	Rev E

Document Path: Z:\Projects\333101211\East Pye Consultation\EastPyeConsultation.aprx

N

Site 1

BESS

Narrowgate Way

Hundred Lane

Frith Way

Station Road

Copyhold Lane

0 50 100 m

World Imagery: Maxar, Microsoft
Hybrid Reference Layer: Esri Community Maps Contributors, Esri UK, Esri, TomTom, Garmin, Foursquare, GeoTechnologies, Inc, METI/NASA, USGS. PROW information provided by Norfolk County Council. Contains

East Pye SOLAR

EAST PYE SOLAR PROJECT

Proposed location of Battery Energy Storage System - land to the south of Site 1

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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Figure 11	Rev E

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East Pye SOLAR

EAST PYE SOLAR PROJECT

Proposed location of Project substation and point of connection - land to the south-west of Site 1

- Project Site Boundary
- Sites
- Public Rights of Way (PROW)
- National Grid Overhead Line
- Potential Solar Development Area
- Potential Battery Energy Storage System Development Area
- Potential National Grid Substation Development Area
- Potential Environmental Buffers and Mitigation and Enhancement areas

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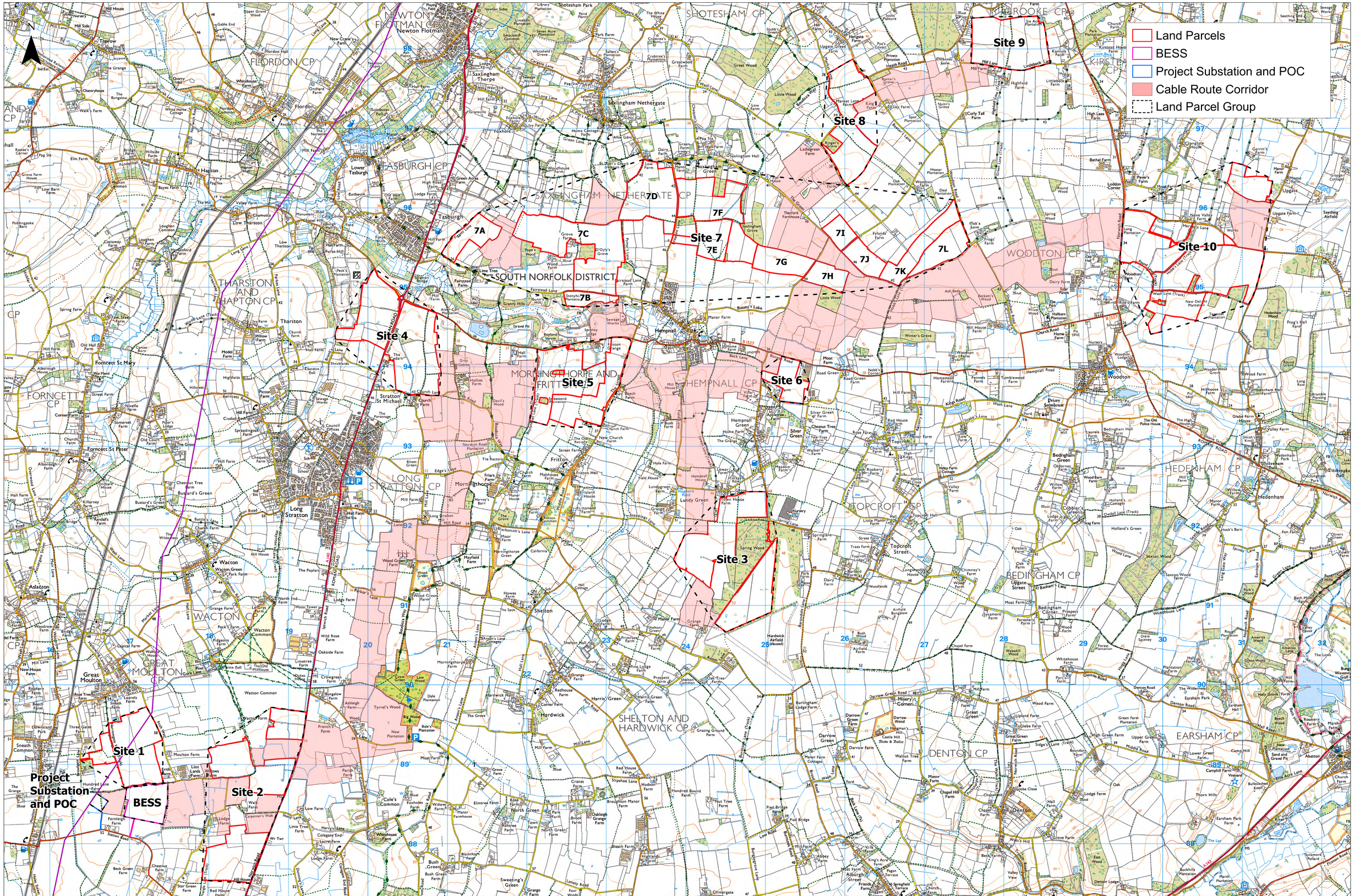
Figure 12	Rev E

10 Phase One Consultation Indicative Masterplan



East Pye SOLAR

Island GREEN POWER

EAST PYE SOLAR

Land Parcels

0 1 2 km

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Figure: 01	Rev: 0

11 Phase One Consultation Community Webinar Slides

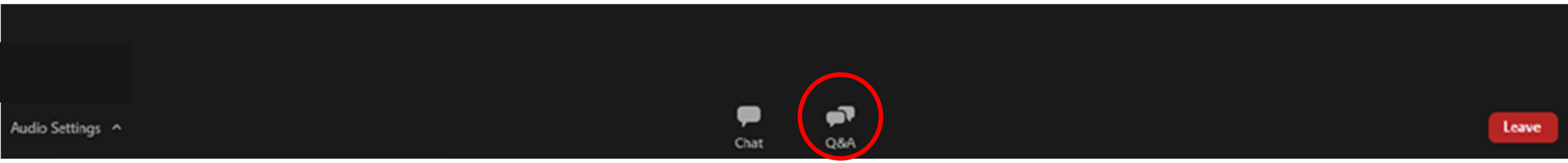
East Pye Solar

Phase One Consultation – Webinar Session

November 2024

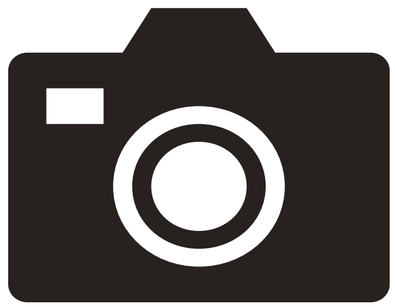
Webinar Q&A instructions

- During the presentation, we invite you to ask any questions you may have about our early-stage proposals for East Pye Solar.
- You can do this by clicking the Q&A icon on the bottom of your screen.
- At the end of the presentation, we will take time to answer all the questions we can.
- If you have any follow-up questions, please send these to our Project information lines.



Disclaimer

This presentation is now being recorded.



The recording will end before the start of the Q&A session.

By continuing to be in the session you are consenting to be part of the recording. This will later be published on the Project website.

Freepost EAST PYE SOLAR

info@eastpyesolar.co.uk

0808 281 3175

Today's Agenda

1. Welcome
2. Who we are
3. Introduction to East Pye Solar
    1. Our proposals
    2. Location
    3. Connecting to the Grid
4. Environmental Impact Assessment (EIA)
5. The development process
6. Have your say
7. How to contact us
8. Your questions

East Pye SOLAR

Welcome

Team introductions

- Developer: Island Green Power (IGP), [redacted], Project Development Manager)
- Consents Lead / Planning: Stantec, [redacted]
- Comms and Engagement: Counter Context
- Technical Team: Transport, Ecology, Flood Risk/Drainage, Noise, Minerals, heritage, glint and glare etc.
- Abnormal Loads: Wynns
- Land Agents: Dalcour McLaren
- Design: Island Green Power / Stantec
- Legal: Pinsent Masons

Welcome to our webinar session

Thank you for attending today's session and engaging with this initial consultation on our emerging proposals for East Pye Solar – a utility-scale solar and battery energy storage system (BESS) development we are proposing to build on land near Long Stratton, South Norfolk.

Why do we need East Pye Solar?

- The way we consume energy is already changing. The move towards renewables and the transition away from fossil fuels is an environmental and economic necessity.

- National electricity demand is increasing and is expected to double by 2050. To hit our net zero and climate change targets, boosting our solar energy capacity is an essential component.

The Project is anticipated as having a generation capacity of around

500
megawatts (MW)

This is enough clean affordable electricity to power

115,000
homes and businesses annually

East Pye SOLAR

Who we are

Island Green Power

The proposals for East Pye Solar are being developed by Island Green Power, a leading developer of renewable energy projects specialising in utility-scale solar and battery energy storage systems, on behalf of East Pye Solar Ltd.

- Established in 2013, we specialise in the development of utility-scale solar projects and battery energy storage systems; overseeing the entire development process from start to finish including sourcing land, securing grid connections, and obtaining planning consents.

- We have successfully completed over 34 projects worldwide, generating one gigawatt of capacity, including 17 projects in the UK and Ireland.

➢ Our mission is to help increase solar energy production and make the delivery of more renewable energy possible whilst drastically reducing carbon emissions.

➢ In all we do, we are committed to responsible land use and believe that the development and commercial delivery of utility-scale solar projects can be achieved in harmony with their surroundings.

Working with local communities

- In addition to supporting the UK on a national level by creating low-cost, renewable energy, we are committed to working with the local community to help identify and define ways we can support and enhance the local area.

- We are committed to working with you to identify and define local schemes and projects we could support.

- These could include:
  - Enhancing new and existing paths and open spaces
  - Providing opportunities for public access and recreation across the site
  - Collaborating with local community groups

We invite you to suggest any ideas you have for sustainable local schemes and initiatives that you would like us to consider supporting.

East Pye SOLAR

Introduction to East Pye Solar

Our proposals: What we're consulting on

East Pye Solar would comprise the installation of solar photovoltaic (PV) panels and associated development such as an on-site BESS to connect to the existing 400kV overhead line, that runs north south between Norwich Main and Bramford.

- We are at the early stage of developing our proposals. We still have to identify where equipment would be located and how we could reduce the effects of the Project on the surrounding area, communities and the environment.
- Assessments are being carried out to identify areas that could be set aside to create new or enhance existing habitats for biodiversity net gain, as well as buffer zones between the Project and existing homes, landscape, ecological features, and Public Rights of Way.
- The design and layout of the Project will evolve based on the findings from the environmental surveys we are conducting, as well as feedback submitted to this consultation.
- The design life of East Pye Solar is expected to be 60 years. At the end of the Project's operational life a decommissioning plan will be enacted. This plan will detail the removal of infrastructure and restoration of the site.

Consultation Map: Overview

East Pye SOLAR

The Project includes ten site areas where solar development (including panels and associated infrastructure) is being considered. Within each site, we have also included potential environmental buffers, mitigation and enhancement areas, such as boundary hedging and other landscape screening.

The Point of Connection is where the Project will connect to the National Grid. It will connect via the existing 400kV overhead line that runs north to south between Norwich Main and Bramford substations.

At this stage, we have shown a wide cable search corridor on the maps, whilst we assess the preferred route for these. The cables that link the sites together and connect to the National Grid substation will be underground.

We also have a site for the Battery Energy Storage System (BESS), which is needed to ensure energy can be stored and exported to the National Grid when demand increases.

Site 1
Site 2
Site 3
Site 4
Site 5
Site 6
Site 7
Site 8
Site 9
Site 10
BESS

Newton Flotman
Foxhole
Tacolneston
Tharston
Little Green
Hempnall
Road Green
Woodton
Silver Green
Topcroft
Bustard's Green
Long Stratton
Wacton
Great Moulton
Tibeham Airfield
Hardwick
Pulham Market
Pulham Saint
Long Row
Norwich Road

A140
B1332
B1527
B1134
A143

N

1:98,300
0 0.95 mi

Key

- Project site boundary
- Sites
- National Grid overhead line
- Cable search corridor
- Potential Solar Development Area
- Potential Battery Energy Storage System (BESS) development area
- Potential National Grid substation development area
- Potential Envronmental Buffers and Mitigation and enhancement areas
- External infrastructure in the vicinity e.g. railway station, railways

Our proposals: Location

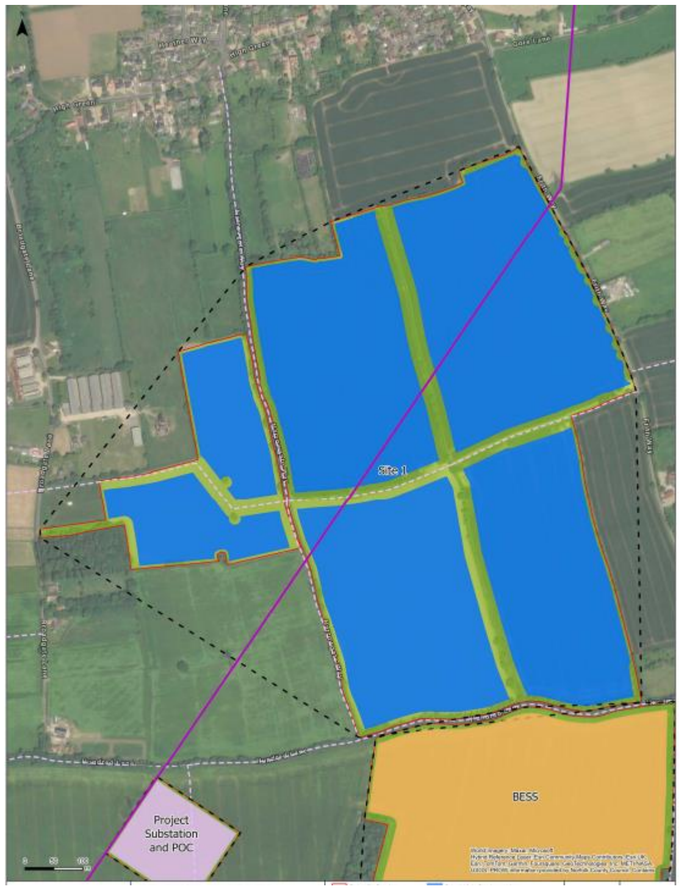
- The Project would be located entirely within the administrative boundaries of Norfolk County Council and South Norfolk Council.

- The sites currently being considered to host the solar photovoltaic (PV) panels, BESS, substations, associated equipment are at multiple locations, amounting to approximately 1,100 hectares (2,716 acres) (excluding cable route corridor), in an area located south of Norwich and north of Harleston.

- The solar PV panels are mainly concentrated east of Long Stratton, with an additional cluster located south of Great Moulton.

- The East Pye Solar BESS is proposed to be located to the south of Great Moulton.

Solar sites



Site 1: Land to the south of Great Moulton

Site 2: Land to the south/south-east of Great Moulton and north-east of Tivetshall

Site 3: Land to the south of Hempnall

To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team.

Solar sites

Site 4: Land to the east of Tharston and north/north-east of Long Stratton

Site 5: Land to the north of Fritton and south-west of Hempnall

Site 6: Land to the north-west of Topcroft and south-east of Hempnall

To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team.

Solar sites

Site 7: Land to the east of Tasburgh, from the north-west to north-east of Hempnall and from the south-west of Saxlingham Nethergate

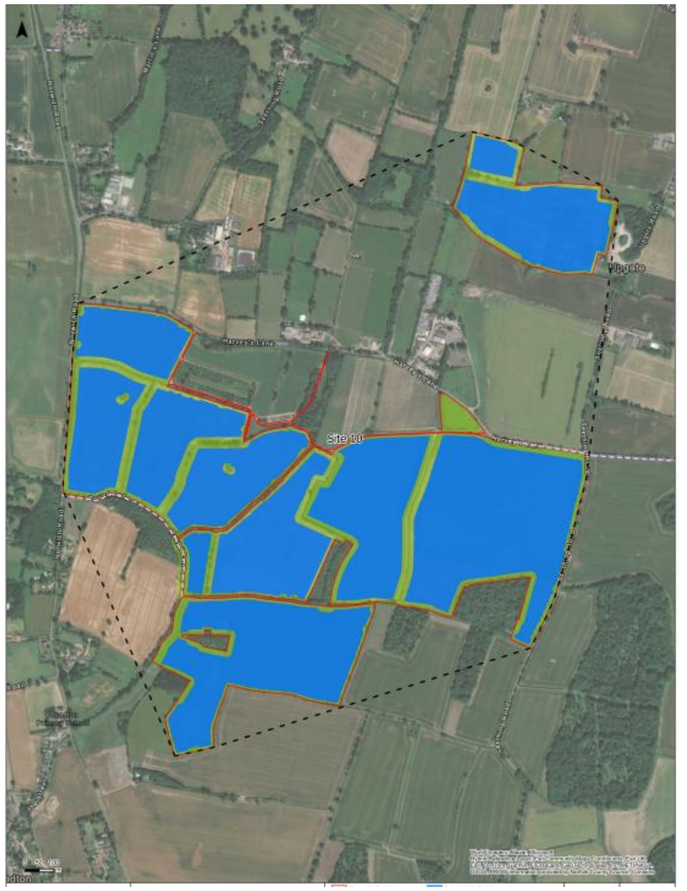
To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team.

East Pye SOLAR

Solar sites

Site 8: Land to the south-east of Shotesham and east of Saxlingham Nethergate

Site 9: Land to the south/south-west of Brooke



Site 10: Land to the north/north-east of Woodton and the south-south-west of Seething

To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team.

Island GREEN POWER

BESS and Point of Connection Development Areas

Proposed location of the Battery Energy Storage System – land to the south of Site 1

Proposed location of Project substation and point of connection – land to the south-west of Site 1

To view the section maps, please visit our website. Hard copies are available upon request by contacting the community relations team.

What is a BESS?

BESS stands for **Battery Energy Storage System**.

An on-site BESS would provide an important **balancing service** for the grid, allowing electricity generated by the panels to be stored at times of low demand, then exported onto the system when demand increases.

Connecting to the Grid

- We have selected this area to minimise ecological impact and preserve cultural heritage by:
    - Avoiding designated ecological areas
    - Mature and historic woodlands
    - Listed buildings
    - Scheduled monuments
    - And conservation areas
- Additionally, we have aimed to reduce the cable length and the number of crossings over roads, railways, watercourses and hedgerows as much as possible.
- Underground cables may be installed in areas without land restrictions. However, once the cables are laid and the deed for easement registered, there will be restrictions on activities within the easement to protect the infrastructure. The land can continue to be farmed following reinstatement.
- It is anticipated that there will be an adjustment to the existing overhead line to facilitate works at the point of connection, within the locality of Great Moulton, as shown on the initial plans. The final form of these transmission works will be agreed with National Grid, who are the body which will carry out these works.

Connecting to the Grid

- A cable search corridor is a wide area through which cables and other associated infrastructure may be routed through to connect to the solar sites. The corridor may vary in width depending on a range of factors including the location of:
    - Built up areas where people live
    - Existing infrastructure including roads and railway lines
    - Physical landscape features as well as other features that may be sensitive in terms of ecology, heritage or landscape
    - Protected sites including nature conservation areas
- At this stage, we have shown a wide cable search corridor on the map, whilst we undertake assessments to refine the route. The cables that link the sites together and connect to the National Grid substation will be underground.

East Pye SOLAR

Environmental Impact Assessment (EIA)

Environmental Impact Assessment

East Pye Solar is classified as Environmental Impact Assessment (EIA) development. This requires us to assess the potential significant environmental impacts of our proposed development.

EIA is an iterative process in which the assessment of environmental impacts is carried out in parallel with the development design process. It is used as a tool to identify the potential environmental, social and economic effects our Project might have through a series of technical assessments, so we can identify how we can reduce those impacts.

The PEIR

- The preliminary findings of these environmental surveys and assessments will be presented in the **Preliminary Environmental Impact Report** (PEIR).

- This will be made available during our next phase of (statutory) consultation.

The ES

- After statutory consultation we will produce an **Environmental Statement** (ES). This ES will form part of the Development Consent Order (DCO) application.

- It advances the content of the PEIR and incorporates feedback received during statutory consultation and the outcome of the assessments we have undertaken.

- The ES will describe those measures we are proposing to implement to reduce, improve or enhance the impacts of the Project.

The EIA Process

We will be conducting extensive environmental surveys and consulting with a range of stakeholders to identify the potential impact of our proposed development on a number of topics, including:

- Landscape and visual (including people's views of the development)
- Ecology and biodiversity
- Cultural heritage
- Transport and access
- Soils and agriculture
- Hydrology, flood risk and drainage
- Socio-economics, tourism and recreation (including footpaths and bridleways)
- Noise and vibration
- Climate change
- Air quality
- Human health
- Glint and glare

Biodiversity Net Gain (BNG)

A well-managed project can help protect wildlife and increase biodiversity.

From November 2025, there will be a legal requirement for developers of NSIP projects to show their projects will **boost biodiversity by a minimum 10%**. This means our plans need to ensure that local wildlife habitats are in a measurably better state than before.

Measures we're considering to enhance local wildlife and ecology to deliver BNG include:

- **Sowing land** between and under the PV panels as grassland and meadow management with a mix of some areas being grazed
- **Filling gaps in existing hedgerows** with additional native species to increase biodiversity
- **Managing hedgerows** to enable wildlife to benefit from them year-round
- **Maintaining appropriate vegetated buffers** with native planting
- **Installing bird nest and bat boxes** on trees to provide opportunities for a range of local species
- **The creation of new woodland blocks and belts**
- **New tree planting** where appropriate

We welcome any suggestions you have on how we can enhance the local environment.

East Pye SOLAR

The development process

The planning process

As East Pye Solar's expected generation capacity exceeds 50MW, the Project is classified as a Nationally Significant Infrastructure Project (NSIP).

- This means we need to apply for a **Development Consent Order** (DCO) to build, operate and decommission the scheme.
- This DCO will be submitted to the **Planning Inspectorate** which acts on behalf of the **Secretary of State for the Department of Energy Security and Net Zero** (DESNZ)
  - The final decision on whether to grant consent will be made by the Secretary of State.
- We expect the development process through DCO submission and examination will take between **two to three years**
  - We intend to submit our application to the Planning Inspectorate in **late 2025**.
- Subject to obtaining consent, the earliest construction would start is **late 2027 or early 2028**.

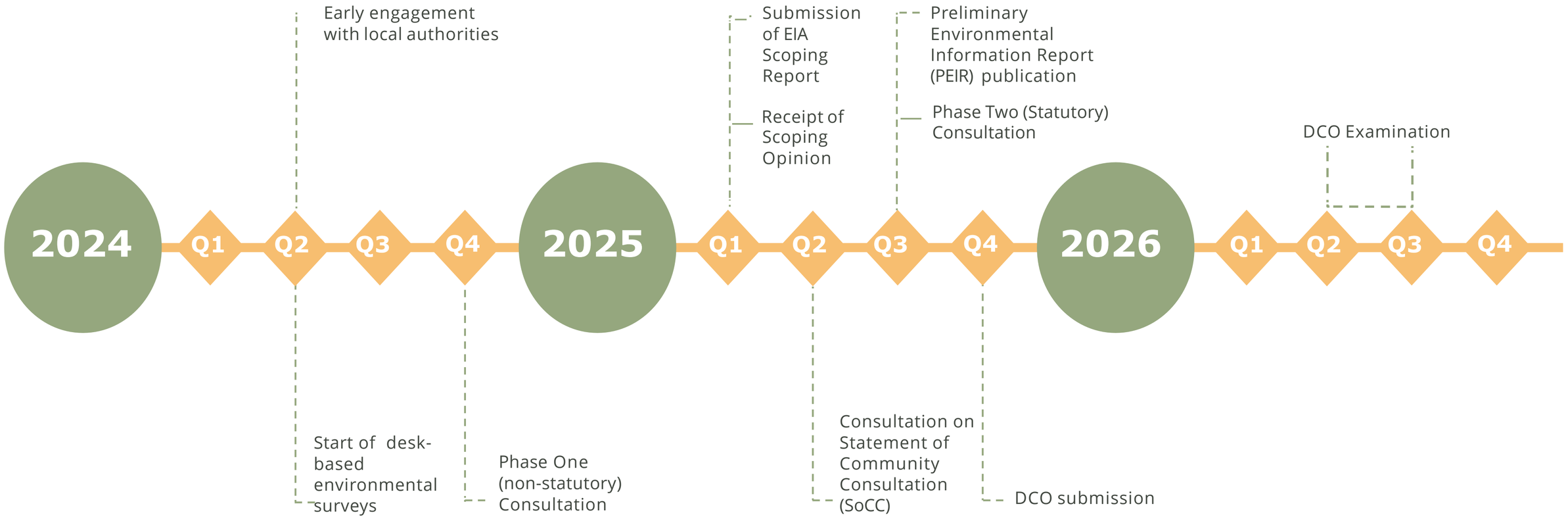
Further information about the DCO application process can be found on the Planning Inspectorate's website: **infrastructure.planninginspectorate.gov.uk**

The consultation process

- This Phase One consultation (**23 October – 06 December**) is the first opportunity for us to share information about our proposals for East Pye Solar.
  - Our aim is to introduce Island Green Power, share information about our emerging proposals for the Project, and give you the opportunity to provide us with your views.
  - We want to ensure those communities living and working in proximity of where we are proposing to build the scheme have the chance to inform and influence the development of our proposals.
- We also welcome suggestions on local schemes or initiatives we could support to benefit those communities closest to the Project.
- **Your views are important to us.**
  - Helping us to identify and better understand potential impacts, we will use your feedback to inform and shape detailed proposals for the Project that are sensitive to, and respect local communities and the environment.
- We will carry out a **second phase of consultation** on the proposals we develop.
  - We will review our detailed proposals in light of the feedback from this second consultation, along with the outcomes of ongoing assessments, to finalise and submit our application for development consent to the Planning Inspectorate.

East Pye SOLAR

Project timeline*



*All dates are indicative and may be subject to change.

Island GREEN POWER

East Pye SOLAR

Have your say

Have your say

After this consultation closes, we will review all comments we receive. Together with the findings from our environmental and technical studies, we will use your feedback to help us refine our proposals for East Pye Solar.

For this consultation, we are inviting your views on:

- **The overall Project**
- **The broad route corridors for an underground cable** that would connect the Project into the National Grid
- **Local projects and community initiatives we could support** to create benefits for communities in proximity to our Project
- **Additional considerations** for how we deliver the next stage of consultation

All the comments submitted to this consultation will be acknowledge, recorded and taken into consideration as we continue to refine our proposals. To note, we will not be able to respond to you individually.

You can submit feedback to this consultation online and in writing by:

- **Completing the online feedback form** on our website: www.eastpyesolar.co.uk
- **Sending an email** to info@eastpyesolar.co.uk
- **Posting a feedback form or letter** to us at FREEPOST EAST PYE SOLAR

The deadline for submitting feedback to this consultation is **Friday 6 December 2024**

East Pye SOLAR

Contact us

Project information and contact details

- Project website: **www.eastpyesolar.co.uk**
- We have an online registration facility on our website where members of the public can register their details to receive updates directly.
- Dedicated Project communications channels, which the community relations team are available to provide information and address questions, are provided below:
    - **Email – info@eastpyesolar.co.uk**
    - **Freephone – 0808 281 3175**
    - **FREEPOST EAST PYE SOLAR**

East Pye SOLAR

Your questions

12 Phase One Consultation Summary Report

East Pye SOLAR

Consultation Summary Report

March 2025

Introduction

This Consultation Summary Report provides an overview of the feedback we received during our Phase One consultation for East Pye Solar. Our Phase One consultation ran over a six week period, from 23 October to 6 December 2024.

This document includes a summary of the comments received and how we are using the feedback to inform the design process moving forward.

About East Pye Solar

Known as East Pye Solar (the "Scheme"), the development would comprise the installation of ground-mounted solar photovoltaic (PV) panels and a battery energy storage system (BESS) with infrastructure that connects the Scheme to the existing 400kV overhead line that runs north to south between Norwich Main and Bramford substations.

If consented, the Scheme has the potential to deliver approximately 500 megawatts (MW) of renewable energy, enough to power approximately 115,000 homes annually. East Pye Solar will make a significant contribution to meeting national energy transition targets of 45-47 gigawatts (GW) of solar power by 2030 and decarbonise our electricity systems and reach net zero by 2050. It would also remove the reliance on fuel imports, bolstering the UK's energy security and protecting consumers from price volatility.

Our team is continuing to develop the proposals for the Scheme ahead of further consultation in 2025. You can view the latest map of our proposals on page 23 of this report and our website: www.eastpyesolar.co.uk

The map was published in January 2025 alongside our Environmental Impact Assessment (EIA) Scoping Report. You can read more about this on page 21.

About Us

East Pye Solar Limited is part of Island Green Power (IGP). Established in 2013, IGP is a leading developer of renewable energy projects, which specialises in the development of utility-scale solar projects and battery energy storage systems, overseeing the entire development process from start to finish, including sourcing land, securing grid connections and obtaining planning consents.

IGP are committed to help the UK decarbonise and meet net zero goals. Its mission is to help the UK increase its solar energy generation, making more renewable energy possible while drastically reducing carbon emissions.

Over the last decade IGP have successfully delivered over 34 projects worldwide totalling more than 1 GW of clean, renewable energy assets. This includes 20 projects in the UK, including the recently-consented Cottam Solar and West Burton Solar Nationally Significant Infrastructure Projects.

IGP are equally committed to responsible land use, developing projects that work in harmony with local communities, while delivering bespoke benefits and enhancements best suited to the surroundings.

Our Phase One non-statutory consultation

Thank you to all those who participated in our consultation by attending events, submitting feedback and asking questions.

During our consultation we:

- Engaged with parish, district and county councillors across South Norfolk;
- Distributed our community consultation postcard to over 7,000 addresses;
- Advertised our Phase One consultation, events and webinar in local and regional newspapers;
- Invited feedback through an online and paper feedback form;
- Received feedback and responded to enquiries through our range of communication channels (email, Freephone and Freepost);
- Held six-in person community consultation events, including events in Saxlingham Nethergate, Seething and Mundham, Hempnall, Great Moulton and Aslacton, Long Stratton and Woodton, where we welcomed over 640 attendees; and
- Hosted one webinar, which was attended by 21 people.

Our Phase One consultation provided an opportunity for people to view and comment on our early-stage proposals. We are pleased to have received a significant volume of feedback and would like to thank everyone who engaged in our consultation.

Your comments have helped to improve our understanding of the local area and the aspects of the Scheme that you consider important for us to prioritise as we develop our proposals.

During our consultation we received:

309
paper and online feedback forms

44
emails

3
letters

166
people also registered to receive updates

What you told us

Our focus is on providing accurate and honest information to build an understanding of how East Pye Solar can generate low carbon energy, while minimising impacts on the local environment and surrounding communities.

About you

Community input is key to the Scheme development process, and the majority (83%) of feedback received during Phase One came from individuals who identified themselves as local residents.

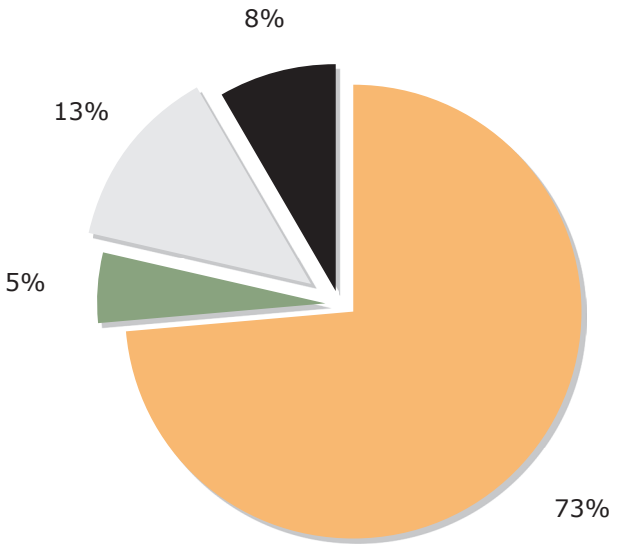
In our feedback form, we also asked respondents their age to help gauge the average demographic makeup of participants. Most respondents (67%) were 55 years old and above, and 22% were between 18 years and 54 years old.

General

We also aimed to understand how members of the local community felt about solar energy in general, as well as about our early-stage proposals for the Scheme. As shown in the charts on page 5, most respondents (64%) did not agree with the need to install ground-mounted solar, and 73% did not support our proposals at this initial stage of the development process.

More information

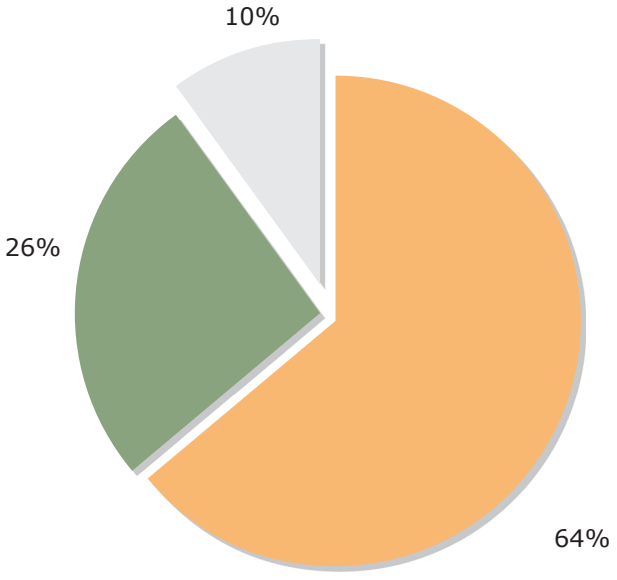
This feedback is important as we need to understand the basis for these concerns and look at how they can be addressed as the Scheme develops further. In the following pages we summarise the feedback received and how we are working to refine our plans, including on environmental topics and our approach to consultation and engagement.



What is your view of our proposals for East Pye Solar at this early stage in the development process?

- Supportive
- Would like changes to support the proposals
- Need further information to form an opinion
- Do not support

Based on 300 responses to this question in the feedback form.



As a principle do you agree there is a need to install ground-mounted solar infrastructure in the UK?

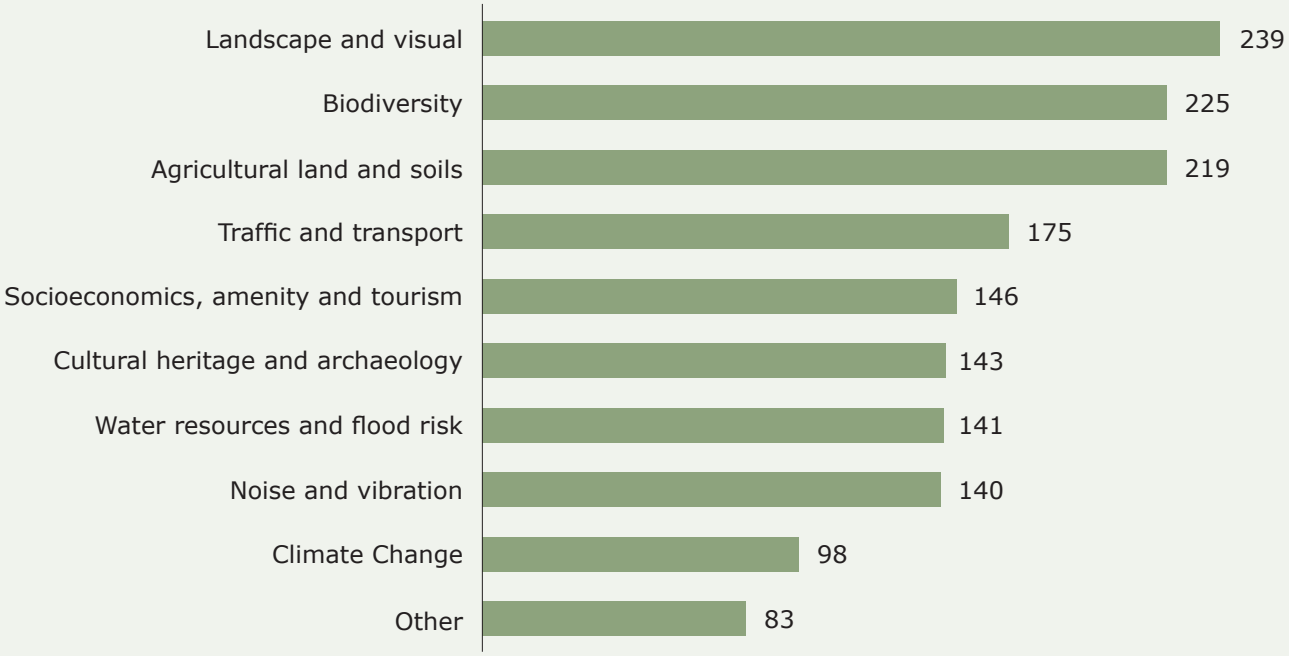
- I agree there is a need to install a ground-mounted solar infrastructure
- I do not know enough about the need to install ground-mounted solar infrastructure
- I do not agree with the need to install ground-mounted solar infrastructure

Based on 287 responses to this question in the feedback form.

Environmental considerations

In our feedback form, we asked which aspects of the proposals mattered to them the most. We provided respondents the option to 'tick' from a list of key environmental topics which themes were most important to you. Respondents were also presented with an 'Other' box so they could comment on any other themes or areas of importance.

Which aspects of the Scheme are most important to you?



Based on 287 responses to this question in the feedback form. Respondents were able to select multiple options.

We are currently preparing a Preliminary Environmental Information Report (PEIR). This report will include chapters on the relevant environmental topics to explain the assessments being undertaken, the potential effects of the Scheme, and appropriate mitigation measures being explored. Your feedback to Phase One is being considered by the team undertaking this work.

The PEIR will be published as part of the upcoming Phase Two (statutory) consultation, currently set to take place in Summer 2025.

This table summarises the key themes raised through all the Phase One feedback received, and how the team is considering these.

Landscape and visual

Your comments	How we're listening and what happens next
A common theme within the comments received was the proposed size of the Scheme. Concerns were raised that this could result in the loss of visual amenity of countryside views, which are valued by the community and visitors. Respondents raised concerns about how the sites will impact the views and overall character of the local landscape, in particular around the areas of Hempnall and Brooke. Many respondents raised concerns about the size of buffer zones in relation to residential areas, property boundaries and recreational spaces. Respondents expressed concern for the Scheme impacting the setting of the Boudicca Way. We also noted particular concern about the potential visual impact of the proposed BESS site on the villages of Great Moulton and Tivetshall.	We are taking into account this feedback in our design process, which will inform the location, orientation and siting of the various components of the development, such that we seek to minimise the impacts'. We are undertaking a full Environmental Impact Assessment (EIA) which will include a Landscape and Visual Impact Assessment (LVIA). The LVIA will specifically assess the impacts on the Boudicca Way as well as the character of the landscape and visual amenity of identified receptors within the Study Area, including from specific villages, such as Brooke and Hempnall. There will be a list of viewpoints from which we will assess the landscape and visual impacts. This list will be developed in consultation with landscape officers at the local planning authority. We will be presenting more detail during our Phase Two (statutory) consultation, including an indicative Site Masterplan – which will illustrate our updated design. This will include solar development areas, substations and BESS, and additional land for environmental mitigation and enhancement. We have been considering the need for buffer zones and off-sets around residential properties on a case-by-case basis; and areas for biodiversity net gain, which will be reflected in the Site Masterplan. The Outline Landscape and Ecological Mitigation Plan (LEMP) that will be presented in the Development Consent Order (DCO) application will seek to increase the green infrastructure within the site, and where possible, link up ecological networks. This may include: • The creation of new native woodland blocks and belts; • Planting new native hedgerows; • Reinforcing existing boundary hedgerows; • New native tree planting; and • New areas of wildflower and grassland for ecological mitigation.

Soils and agriculture

Your comments	How we're listening and what happens next
Respondents stated concern regarding the loss of productive agricultural land and suggested that farmland is not appropriate for large-scale solar farms.	Government policy is to deploy large-scale ground-mounted solar PV generation across the UK, looking for development mainly on brownfield, industrial, and low and medium grade agricultural land.
Respondents expressed concerns regarding the Scheme's impact on the UK's food security.	The quality of agricultural land used for East Pye Solar is being established through detailed soil and Agricultural Land Classification surveys. These surveys will establish the area and quality of agricultural land which will be reported in the PEIR and Environmental Statement (ES), and the results will be used in the design of the scheme to minimise the use of best and most versatile land where practicable. Justification of the use of best and most versatile land will be provided in the DCO application.
Respondents expressed concern that the Scheme could negatively affect soils.	It is estimated that ground-mounted solar used just 0.1% of UK land in 2022; and that to meet the Government's net zero target, 90GW of solar will be needed by 2050, which would mean solar farms would account for approximately 0.6% of UK land[1]. As Energy Secretary Ed Miliband has said: "The biggest threat to nature and food security and to our rural communities is not solar panels or onshore wind; it is the climate crisis, which threatens our best farmland, food production and the livelihoods of farmers."[2]
There was also concern about ground contamination potential near the River Tas.	Construction on the Scheme will be carried out in accordance with a number of management plans which will be presented in the DCO application, including an outline soil resource management plan which will include measures to minimise soil compaction and other negative impacts on soil quality.

[1]Solar Energy UK (2022). Solar Energy UK Briefing: Everything under the sun: Facts about solar energy. Available at: https://solarenergyuk.org/wp-content/uploads/2022/03/Briefing-Fact-Checker-1.pdf

[2]Hansard. (2024). Clean Energy Superpower Mission. Volume 752: debated on Thursday 18 July 2024, House of Commons. Available at: https://hansard.parliament.uk/commons/2024-07-18/debates/1B2ABCB9-1455-4C86-8E2F-5E763B38E888/Clet

Ecology and biodiversity

Your comments

Respondents expressed concern that the proposals could negatively impact existing local ecology and diverse ecosystems. Local habitats highlighted as being particularly sensitive included ancient woodland, hedgerows and watercourses. Respondents wanted to be provided with more information on how these would be protected.

A range of protected and conservation priority species in the area were noted as being of concern. In particular, respondents emphasised the importance of the area for bats, farmland birds, owls, small mammals, amphibians, pollinating invertebrates, deer and rare plants.

Some respondents expressed scepticism for the Scheme's ability to deliver an increase in biodiversity, while other respondents recognised the potential benefits for biodiversity and expressed their support.

Some respondents expressed concern for the destruction of hedges and wildlife habitats on site 9 and the potential disturbance of deer on site 5 as well as the use of animal deterrence measures.

How we're listening and what happens next

We will consider the habitats and species, alongside the environmental surveys we are doing, as part of our environmental impact assessment, details of which will be available in the PEIR and ES. The assessment will specifically consider the potential impacts of the Scheme on woodlands, hedgerows, watercourses, bats, birds, and local wildlife. The findings of the surveys and assessments will be consulted on with local authorities, as well as statutory environmental and nature conservation bodies such as the Environment Agency and Natural England.

Ongoing consultation and the design review process will inform any ecological mitigation and enhancement measures that we are considering including in the development. This will be made publicly available for you to comment on as part of our Phase Two Statutory Consultation.

Protective buffers from sensitive habitats such as woodland, hedgerows, watercourses, and ponds have been built into the design process. Buffer zones can accommodate new habitat creation as well as strengthening connective links between existing habitats.

While formal targets for Biodiversity Net Gain (BNG) do not yet apply to Nationally Significant Infrastructure Projects (NSIPs) such as East Pye Solar, we anticipate the scheme will deliver the minimum target of 10% BNG, which is expected to become a legal requirement for NSIPs from November 2025.

Hydrology, flood risk and drainage

Your comments	How we're listening and what happens next
Respondents expressed general concern for flooding within the location of the development. Some respondents expressed concern of an increase in perceived flood risk due to water runoff from solar panels and battery storage. Some respondents expressed concern about waterway contamination in the River Tas, as well as within the personal water supply. Further concern was raised about potential impacts to protected water drinking supplies in several areas of the Scheme, including site 3. Other respondents were concerned about water drainage issues in Hempnall, Hedenham and Ditchingham.	Our focus is on ensuring that East Pye Solar is well-designed to respond sensitively to the local environment. We have undertaken a review of the available published flood risk data, including the Environment Agency's underlying hydraulic models and will continue to assess this as the design develops further. Based on the Environment Agency's (EA) Flood Zone mapping, the majority of the Scheme lies within Flood Zone 1 'Low Probability'. Some small area of the Cable Route Corridor are impacted by the higher risk Flood Zones 2 and 3. Some parts of the Scheme are shown to be in areas where the EA have identified surface water flood risks. These areas are being considered as part of the design process and our EIA, and one of the key tests of the DCO application is that the Scheme must not give rise to creating or increasing flood risk. Any parts of the Scheme that lie within Drinking Water Protected Areas or Drinking Water Safeguard Zones will be appropriately assessed within the PEIR and ES. Where possible, such safeguarded areas will be avoided through design evolution. Our ES will identify the location of and assess, the potential impacts to private water supplies, if it is considered that there could be significant environmental effects on them.

Noise and vibration

Your comments	How we're listening and what happens next
Respondents expressed concerns about noise pollution and vibration during the construction phase of the Scheme, both from construction traffic and construction activity on site. Respondents raised concerns about noise pollution and vibration during the operation of the Scheme. Particular concern was raised for properties near the proposed battery storage site.	We are currently assessing the potential impacts of construction activity (including traffic) at surrounding properties and on ecology. Based upon this assessment, alternative vehicle routing or construction timetabling may be used to mitigate any identified impacts. This is in addition to management of good practice techniques, use of quieter equipment and the provision of hoarding which may also be used to mitigate construction impacts. A survey of the baseline noise conditions has been undertaken which will also be used to quantify any potential changes to the current noise level caused by the Scheme. This also enables us to identify the most noise sensitive parts of our site, so we can look to tailor our design to this. As part of the site layout, we are considering avoiding the most noise sensitive locations, or the provision of bunding or acoustic barriers to further reduce any potential noise impacts if it is required (noting that much of the equipment that is used in the Scheme has noise suppression measures intrinsically built in). This aim is to reduce any potential noise impacts of all aspects of the Scheme, including the BESS, substations and invertors, not only on surrounding properties, but also local wildlife and their habitats.

Socioeconomics, tourism and recreation

Your comments	How we're listening and what happens next
Respondents raised concerns over the potential impact on tourism and recreation due to loss of visual amenity. Some respondents expressed concern for potential loss of access to or use of recreational routes for footpath users, cyclists, and equestrian users. Some respondents specified Public Rights of Way (PRoWs) near sites 7, 8 and 9. Some respondents expressed concern about potential impacts on Abingdon holiday retreat, camping sites, holiday homes and other hospitality businesses in the area. Respondents expressed concern for the Scheme's impact on aircraft and military exercises in the area. Some respondents specified Tibenham Airfield. Respondents expressed concern for a decrease in property values due to the Scheme.	In refining the design, visibility of the Scheme from PRoWs, and recreational facilities will be assessed to consider the visual and amenity impacts on their use and durability. There will also be a socioeconomic assessment, which includes an assessment of impact on businesses and employment. East Pye Solar Limited is committed to keeping PRoWs in place and open to the public, and where there is an opportunity to do so, we will seek to improve existing PRoWs. Any temporary closures or diversions to PRoWs as a result of construction activities will be controlled and minimised to reduce impacts on users through the Outline Public Rights of Way Management Plan presented in the DCO application. Landscaping proposals will also support the design of the Scheme to limit outward views of the sites. East Pye Solar Limited have met with the Norfolk Gliding Club based at Tibenham Airfield and discussions are ongoing regarding the Scheme's potential impact on their activities. To date, there has not been no Government research into the (long- or short-term) effects of solar and BESS schemes on house prices in the UK and only one academic study for solar. However, our first principle is to ensure that we design the Scheme with as little impact as possible on nearby residential properties, including appropriate screening as well as buffer zones/offsets between proposed equipment and residential properties.

Cultural heritage

Your comments	How we're listening and what happens next
Respondents highlighted the importance of local heritage and the need to undertake sufficient assessment works and consultation with the appropriate heritage bodies. Respondents expressed concern about the potential impacts on historic Fritton Church. Some respondents expressed concern for Grove Farm being in a moated heritage site.	The Cultural Heritage PEIR Chapter will set out the preliminary results of our assessments of the Historic Environment, including all the Designated Assets within a minimum 2km radius and Non-Designated Assets within a 1km radius that we have identified. An assessment will be undertaken to identify any potential impacts to heritage assets, including Listed Buildings, as part of the EIA. Mitigation options will be explored with the aim of reducing impacts to heritage assets. We are committed to thorough consultation with the appropriate heritage bodies to ensure a robust impact assessment is produced for cultural heritage. Details of the consultation undertaken to date will also be provided within the PEIR and ES. Desk-based assessments, supported by archaeological evaluation works, will be produced to identify the potential for archaeological remains within the site area. We will identify mitigation strategies with the aim of preserving or recording buried archaeological features in line with national and local guidance. The results of our assessments will be provided as part of the Cultural Heritage section of the ES. As we develop our proposals, we will continue to consider heritage assets and welcome feedback on specific sites of concern.

Transport and access

Your comments	How we're listening and what happens next
Respondents have raised concerns regarding construction traffic and HGVs increasing congestion on roads which were noted as being currently unsuitable. Some respondents expressed concern for the closure of roads due to construction, with some specifying the single carriageway in Great Moulton. Specific roads mentioned include the A140, Market Lane, Firth Way and Fairstead Lane. Respondents have concerns regarding the damage that construction traffic will cause in the local area, including damage to roads. Some respondents suggested traffic calming measures, specifically around Mill Road, Bungay Road and Broaden Lane.	An outline Construction Traffic Management (oCTMP) will form part of the DCO application. This will provide a framework for the management of construction vehicle movements, to ensure that the effects of the construction phase are controlled and mitigated. Where HGVs are required for the construction phase of the Scheme, transport routes will seek to avoid residential areas and narrow, single-track roads, where practicable. Specific access roads – to enable access to construction areas – will also be presented at our Phase Two consultation, along with anticipated daily vehicle movements. Other measures within the oCTMP will include restricting HGV movements to avoid network peak hours (08:00-09:00 and 17:00-18:00) and the use of vehicle planning management systems to avoid known constraints on the local road network. An Outline Construction Environmental Management Plan (oCEMP) will be prepared to support the DCO application. The oCEMP will seek to minimise construction impacts and relates to all construction activity both on and off site that impacts on the wider environment. ES chapters on transport and access, air quality and noise will be prepared that will include separate mitigation measures to ensure that the local environment, including roads and settlements, are protected.

Other themes and areas of importance

Battery safety

Your comments	How we're listening and what happens next
Respondents expressed particular concern for the fire risk of the battery storage, including the potential for this to result in contamination of nearby watercourses in the event of a fire.	Concerning safety, the BESS technology includes various safety systems to mitigate risks, such as fire control, smoke detectors, and temperature control systems. All safety systems will detect and address potential problems early. The UK government acknowledges the safety hazard posed by large batteries including BESS but notes that safety incidents are rare[3]. In producing the outline Battery Fire Safety Management Plan (which will form part of the DCO application) and the PEIR and ES Chapter on Air Quality, we will consider the potential impacts of a BESS fire during the operational phase, and identify what measures are required to avoid and reduce the risk of a fire, as well as how to effectively manage a fire should this occur. We are developing the outline Battery Fire Safety Management Plan in collaboration with the Norfolk Fire and Rescue Service.

[3]https://www.gov.uk/government/publications/domestic-battery-energy-storage-systems

Decommissioning and Construction

Your comments	How we're listening and what happens next
Respondents expressed concern about the decommissioning of the site and returning the land to agricultural use. Some respondents expressed concern about the construction of cable routes and the return of land use. Many respondents expressed concern about the lifespan of the Scheme in contrast with a much shorter lifespan of individual panels.	The operational phase of East Pye Solar is expected to be approximately 60 years. We are expecting to replace the solar panels up to twice during the operation of the Scheme. At the end of the operational life of the Scheme, the land will be returned to agricultural use. Decommissioning is expected to take between 12 and 24 months and would be carried out in phases. A decommissioning statement – included as part of the DCO application – will specify the detail to be included in a decommissioning management plan regarding the removal of infrastructure and restoration of the site to its original use. The underground ducting along the Cable Route Corridor will also be decommissioned in accordance with the latest regulations and good practice prevailing at that time but are anticipated to be left in-situ to minimise adverse environmental effects. It is possible to remove the cable itself by extracting it at the joint bays from within the ducting, so that the cable can be recycled. We expect that most of the solar equipment – including panels, cabling, inverters, and BESS to be recycled and disposed of, in line with industry practice. The National Grid Substation will remain as it will form part of the transmission network.

Glint and Glare

Your comments	How we're listening and what happens next
Respondents expressed concern for light emitted from the Scheme. Some respondents expressed particular concern for site 7 having south facing panels, creating glint & glare issues for nearby properties. Some respondents expressed concern for glint & glare impacts from sites 1, 2 and 3 affecting nearby airfields and air traffic.	Glint and Glare will be addressed in the PEIR that we will be consulting on at Phase Two (statutory) consultation and will consider potential impacts to airfields, roads and residential dwellings. Mitigation measures will be put in place to address any significant effects where they are predicted. Mitigation measures may include changes to the configuration of the site or installing screening such as new planting or opaque fencing.

Health and Wellbeing Impacts and Community Benefits

Your comments	How we're listening and what happens next
Some respondents expressed concern around the impact on respondent's quality of life, wellbeing and any potential health issues such as construction emissions and electromagnetic fields.	We will assess the impacts on health related matters as part of the PEIR and ES, which will include consideration of mitigation measures, where necessary within the related technical assessment chapters. The PEIR will identify effects on physical health from the Scheme such as air pollution and noise impacts. Where human health topics are not already covered in the other technical assessments, such as mental health, consideration of these will be included within the chapter. The OEM chapter will set out how to mitigate mental health impacts such as through the retention of access to recreational space, providing targeted information to help alleviate anxieties, and identifying options for the provision of community benefits.

Community Benefits

Island Green Power offers a community benefits package with the renewable energy schemes that it promotes.

We believe those communities living closest to the proposed Scheme should benefit from it – with these communities being best placed to recommend what a 'community benefit' should be.

As a Scheme, we are considering a range of 'on-site' initiatives, including measures included as part of the Scheme's design. These could include environmental mitigation and enhancement measures or the creation of permissive paths through the site. Your feedback from phase one encouraged greater recreation opportunities in the area.

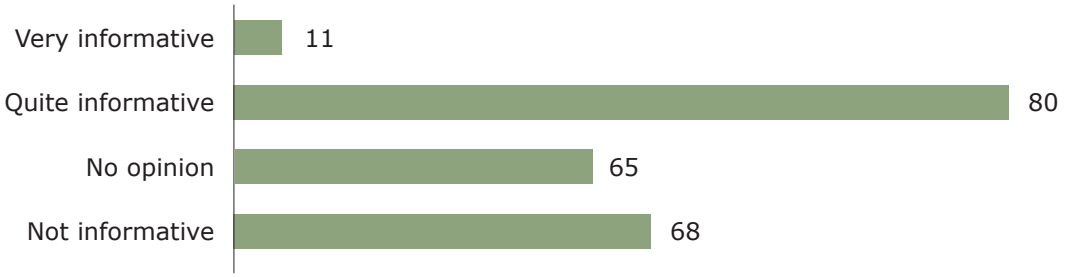
Our community benefits package may also support 'off-site' initiatives which contribute to community welfare more broadly. Funding could be provided for investment for local community groups and initiatives, along with local infrastructure improvements. Your feedback encouraged support for community sports clubs/organisations and the provision of solar PV for educational facilities and domestic installations.

We recognise that there is no firm guidance on community benefits and levels of funding. This aspect of our proposals for the Scheme will continue to evolve, both in response to industry/ government-level guidance and your suggestions.

Our consultation and engagement approach

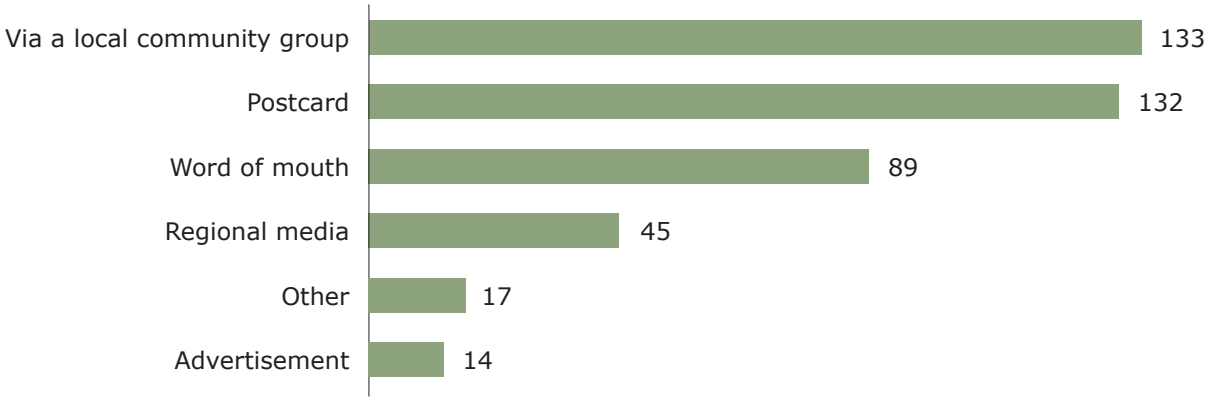
During our Phase One consultation we also asked for feedback on our consultation and engagement approach. This is being considered as we prepare for Phase Two consultation and identify how we can improve our engagement methods.

How informative did you find the information events we held (in person / online) and / or our consultation materials we produced (print / digital)?

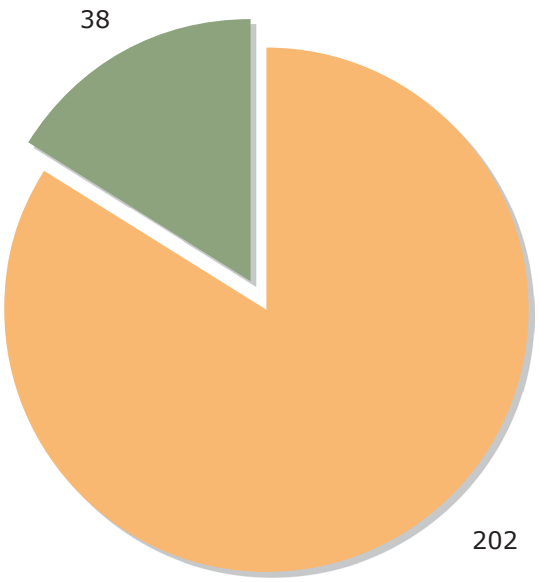


Based on 224 responses to this question in the feedback form.

Where did you find out about this consultation?



Based on 291 responses to this question in the feedback form.



Have you attended a an information event (in person or online) and / or visited our website to view information about East Pye Solar?

Yes

No

Based on 240 responses to this question in the feedback form.

Our consultation

We are grateful for the feedback you provided on this topic, which we will use to make our next consultation event better.

The Phase Two (statutory) consultation, which we expect to take place in Summer 2025, will include more information on our proposals as we consult on a more detailed Scheme design.

Before Phase Two, we will publish a document known as the Statement of Community Consultation (SoCC) as required under the Planning Act 2008. The contents of the SoCC will be informed by consultation on a draft version with Norfolk County Council and South Norfolk Council. The SoCC will set out our consultation methods, including how we intend to publicise the statutory consultation, who we are consulting, and where we'll be holding events.

We will provide advance notice of these events through direct notification to residents and businesses, directly contacting key stakeholders/ subscribers to updates, and wider publicity activities. Events will be held on at a range of different times, including on weekdays, weekends and during the evenings.

Where we are now

We submitted our EIA Scoping Report to the Planning Inspectorate (PINS) on Monday 13 January 2025 and are now preparing the PEIR. We aim to hold our statutory consultation in Summer 2025, to gather your views on the PEIR and accompanying plans.

The EIA Scoping Report provides an overview of our Scheme and the environmental baseline surveys that we intend to undertake, describes how we will assess any likely significant environmental effects, and sets out the proposed scope and content of the EIA and Environmental Statement.

The scope of the EIA is informed by technical expertise and by engagement with stakeholders to ensure that the methodologies for environmental assessments are sufficient to accurately identify and understand the environmental impacts of East Pye Solar.

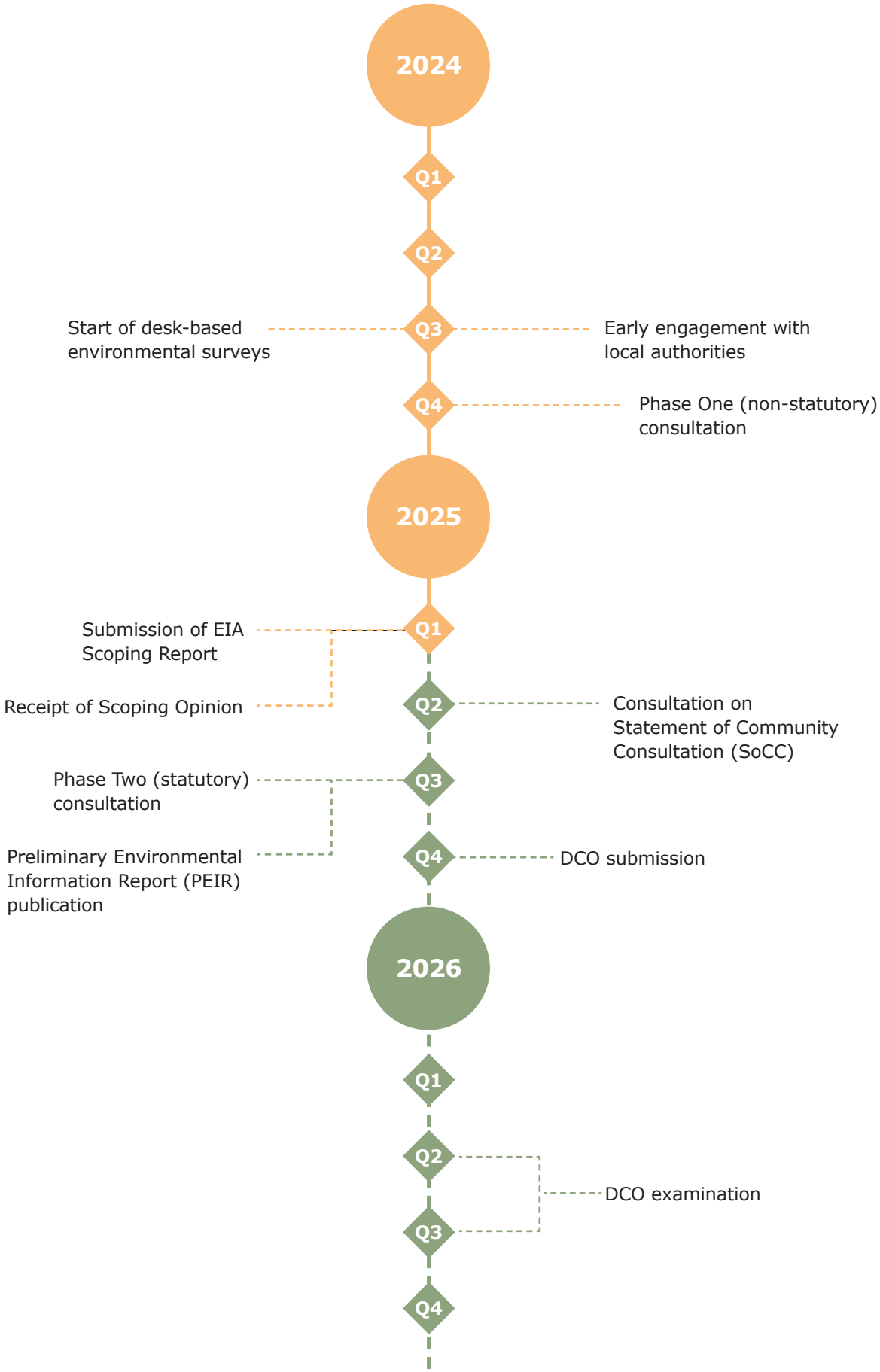
PINS has responded to to the Scoping Report by issuing the Scoping Opinion, which sets out comments on our proposed approach to the EIA and the topics we need to take forward for assessment and should be presented in ES. The Scoping Opinion, which was published on 25 February 2025, is available to read on the PINS webpage for the Scheme linked here: https://national-infrastructure-consenting.planninginspectorate.gov.uk/projects/EN0110014

The PEIR we consult on at Phase Two (statutory) will build on feedback received to the Phase One non-statutory consultation and the feedback from the Scoping Opinion. This document will include chapters on the themes set out on page 6 and will detail the initial findings of the EIA and identify measures we are proposing to reduce, enhance and improve the effects our Scheme may have on the environment.

More information

Further details of how we are taking into consideration non-statutory and Statutory Consultation feedback will be set out in the Consultation Report submitted as part of the DCO application.

Indicative timeline



The Scheme includes ten site areas where solar development (including panels and associated infrastructure) is being considered. Within each site, we have also included potential environmental buffers, mitigation and enhancement areas, such as boundary hedging and other landscape screening.

The Point of Connection is where the Scheme will connect to the National Grid. It will connect via the existing 400kV overhead line that runs north to south between Norwich Main and Bramford substations.

We also have a site for the Battery Energy Storage System (BESS), which is needed to ensure energy can be stored and exported to the National Grid when demand increases.

At this stage, we have shown a wide cable search corridor on the maps, whilst we assess the preferred route for these. The cables that link the sites together and connect to the National Grid substation will be underground.

Site 1
Site 2
Site 3
Site 4
Site 5
Site 6
Site 7
Site 8
Site 9
Site 10
BESS

Newton Flotman
Foxhole
Tacolneston
Tharston
Little Green
Hempnall
Road Green
Woodton
Silver Green
Topcroft
Bustard's Green
Long Stratton
Wacton
Great Moulton
Hardwick
Tibeham Airfield
Pulham Market
Pulham Saint
Norwich Road
Long Row

A140
B1332
B1527
B1134
A143

N

1:98,300
0
0.95 mi

Key

- Scheme site boundary
- Sites
- National Grid overhead line
- Cable search corridor
- Potential Solar Development Area
- Potential Battery Energy Storage System (BESS) development area
- Potential National Grid substation development area
- Potential Envronmental Buffers and Mitigation and enhancement areas
- External infrastructure in the vicinity e.g. railway station, railways

Contact Us

Please do not hesitate to get in touch if you would like to find out more information about East Pye Solar.

You can get in touch with members of our community relations team by using any of the contact details listed below.

Email: info@eastpyesolar.co.uk

Freephone: 0808 281 3175
(open 9:00-17:00 Monday to Friday excluding bank holidays)

Freepost: Freepost EAST PYE SOLAR*
*Free of charge, no need for a stamp.

Website: www.eastpyesolar.co.uk
where you can also sign-up to receive updates.

Should you require any documents in another format, please contact us using the details above.