



**East Pye Solar
Application Covering Letter**

**Revision 1
March 2026**

**Planning Inspectorate Reference: EN0110014
Document Reference: EN0110014/APP/1.2
APFP Regulation 5(2)(q)**

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5 March 2026

Dear Mr Robert Cook

Planning Act 2008 – Application for a Development Consent Order for East Pye Solar Farm

Application Ref: EN0110014

On behalf of East Pye Solar Limited (the Applicant), I am enclosing an application for a Development Consent Order (DCO) (the Application) pursuant to section 37 of the Planning Act 2008 (PA 2008) for the proposed East Pye Solar Farm (the Scheme).

Subject of the Application

The Application is for the construction, operation and maintenance, and decommissioning of a solar photovoltaic (PV) electricity generating station with a total capacity exceeding 100 megawatts (MW) and associated development including a Battery Energy Storage System (BESS), up to three 132kV and up to three 400kV Project Substations and Grid Connection Infrastructure including a new National Grid Substation.

The Order Limits contain all elements of the Scheme comprising the Solar PV Arrays, 132kV and 400kV Project Substations, the National Grid Substation, the BESS, Grid Connection Infrastructure, Mitigation and Enhancement Areas and Highway Works.

The Application is required as the Scheme is classified as a Nationally Significant Infrastructure Project (NSIP) under sections 14(1)(a) and 15(1) and (2) of the PA 2008 as an onshore generating station in England with a capacity exceeding 100 megawatts (MW). In accordance with section 103 of the PA 2008, the decision as to whether to grant development consent will be made by the Secretary of State for Energy Security and Net Zero (the 'Secretary of State').

The NSIP and associated development are described in Schedule 1 of the Draft DCO **[EN0110014/APP/3.1]**.

Application Fee and Documentation Enclosed

A fee of £8,946 has been paid by the Applicant by BACS transfer to the account of the Planning Inspectorate on 23 February 2026. The Planning Inspectorate acknowledged that the payment was received on 03 March 2026. The Application is submitted via SharePoint through the link provided by the Planning Inspectorate on 12th February 2026.

A Section 55 Checklist **[EN0110014/APP/1.4]** has been completed by the Applicant and is included to assist with the Planning Inspectorate's compliance check with the Application.

The following Application documents contain confidential information and should therefore be redacted:

Environmental Statement Volume 3 – Appendix 8.4 Breeding Bird Survey Report
Environmental Statement Volume 3 – Appendix 8.6 Badger Survey Report (confidential)

Application Formalities

The Application is made in the form required by Section 37(3)(b) of the PA 2008, and the application documents comply with the requirements in Section 37 of the PA 2008 and those set out in:

- a. The Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009 (the APFP Regulations).
- b. The Infrastructure Planning (Environmental Impact Assessment) Regulations 2017 (The EIA Regulations).
- c. Ministry of Housing, Communities and Local Government (MHCLG) and Department for Levelling Up, Housing and Communities (DLUHC) 'Planning Act 2008: Pre-application stage for Nationally Significant Infrastructure Projects - Guidance on the pre-application stage for Nationally Significant Infrastructure Projects' (April 2024).
- d. DLUHC and MHCLG 'Planning Act 2008: Content of a Development Consent Order required for Nationally significant Infrastructure Projects – Guidance on the content of a Development Consent Order required for a Nationally Significant Infrastructure Project' (April 2024).
- e. MHCLG Guidance 'Guidance related to procedures for the compulsory acquisition of land' (September 2013).
- f. MHCLG and DLUHC Guidance 'Introduction to National Infrastructure Planning Guidance' (April 2024).
- g. MHCLG 'Planning Act 2008: application form guidance' (June 2013).
- h. MHCLG and DLUHC Guidance 'Guidance on procedural requirements for major infrastructure projects' (updated December 2020).
- i. MHCLG Guidance 'Planning Act 2008: associated development applications for major infrastructure projects' (April 2013).
- j. The Planning Inspectorate's 'Nationally Significant Infrastructure Projects: Advice on the Preparation and Submission of Application Documents' (updated July 2025).
- k. Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus (updated October 2025).

The Scheme is an Environmental Impact Assessment (EIA) development and therefore the DCO Application is supported by an **Environmental Statement (ES)** [EN0110014/APP/6.1-6.4] in accordance with EIA regulations.

The DCO Application will be published (with any necessary redactions and minus any confidential documents) on the Planning Inspectorates webpage from the point of acceptance. The confidential documents are to include:

- **Environmental Statement Volume 3 – Appendix 8.6 Badger Survey Report (confidential)** [EN0110014/APP/6.3.8.7]

Scheme Description

A non-technical description of the Scheme is included within **Environmental Statement Volume 4 – Non-Technical Summary** [EN0110014/APP/6.4]. A more detailed technical description of the Scheme is included within **Environmental Statement Volume 1, Chapter 4 – The Scheme** [EN0110014/APP/6.1.4].

Need for the Scheme

The Scheme will generate a significant amount of renewable energy, the Scheme has a connection agreement for up to 500MW of export capacity to the National Electricity Transmission System (NETS) from October 2031. The Application is accompanied by a **Statement of Need** [EN0110014/APP/7.11] which provides further detail on the need for the Scheme in the context of government policy and concludes:

An unprecedented capacity of low carbon solar generation is urgently needed in the UK. The Scheme will, if consented, contribute to the achievement of government objectives to deliver

sustainable development that enables decarbonisation. By doing so, the Scheme will help to address the climate change emergency that affects everyone's lives and the environment, by ensuring our energy supply is secure, low carbon and low-cost.

Consent Flexibility

As the technology associated with the Scheme is rapidly evolving, the **Draft Development Consent Order (DCO)** [EN0110014/APP/3.1] and **Works Plans** [EN0110014/APP/2.3] propose a degree of flexibility to allow the latest technology to be used at the time of construction.

In terms of design, a number of the design features and aspects of the Scheme cannot be confirmed at this stage. The parameters within which the Scheme is proposed to be constructed and operated are provided in the **Design Principles, Parameters and Commitments** [EN0110014/APP/7.18] document.

Further, as detailed in **Environmental Statement Volume 1, Chapter 2 – EIA Methodology** [EN0110014/APP/6.1.2], the 'Rochdale Envelope' approach has been applied within the Environmental Statement to ensure a robust assessment of the likely significant environmental effects of the Scheme, in accordance with the Planning Inspectorate 'Advice Note Nine: Rochdale Envelope'. Therefore, as is relevant for each technical discipline, the maximum (and where relevant, minimum) parameters for the elements where flexibility needs to be retained have been assessed using the Rochdale Envelope approach. The approach also recognises that the worst-case parameter for one technical assessment may differ from another, ensuring that worse case overall impacts are predicted. The design parameters are secured by the **Draft Development Consent Order (DCO)** [EN0110014/APP/3.1].

Habitat Regulations Assessment

The Application includes a **Shadow Habitats Regulations Assessment – Screening Stage 1** [EN0110014/APP/7.25] which considers whether the Scheme is likely to have an effect on areas that have been internationally designated for nature conservation purpose and has been carried out having regard to Regulation 5(2)(g) of the APFP Regulations. The Shadow Habitats Regulations Assessment provides sufficient information for the Secretary of State to undertake an appropriate assessment to determine whether the Scheme would have an adverse effect on the integrity of any European site.

The **Shadow Habitats Regulations Assessment – Screening Stage 1** [EN0110014/APP/7.25] concludes that no likely significant effects are identified at Norfolk Valley Fens SAC, The Broads SAC, Broadland SPA and Broadland Ramsar, either alone or in-combination with any other plan or project.

Compulsory Acquisition

The land over which the Applicant is seeking powers of compulsory acquisition of land, rights and interests and powers of temporary possession in the **Draft Development Consent Order (DCO)** [EN0110014/APP/3.1] is listed in the **Book of Reference** [EN0110014/APP/4.3]. The **Statement of Reasons** [EN0110014/APP/4.1] also provides details of powers sought and the **Land and Rights Negotiations Tracker** [EN110014/APP/4.4] provides details of the negotiations with affected persons to date.

The **Book of Reference** [EN0110014/APP/4.3] has been submitted in compliance with Regulation 5(2)(d) of the APFP Regulations, and in accordance with the Department for Communities and Local Government guidance 'Planning Act 2008: Guidance related to procedures for compulsory acquisition of land' (September 2013).

Details of the adequacy of the funding for compensation are set out in the **Funding Statement** [EN0110014/APP/4.2]. The **Statement of Reasons** [EN0110014/APP/4.1] and **Funding Statement** [EN0110014/APP/4.2] have been submitted in compliance with Regulation 5(2)(h) of the APFP Regulations.

Other Consents and Licences

A summary of other consents and licenses likely to be required in addition to those being requested as part of the **Draft Development Consent Order (DCO) [EN0110014/APP/3.1]** is included in the **Consents and Agreements Position Statement [EN0110014/APP/7.22]**.

Pre-Application Consultation

The Applicant has had due regard to the pre-application consultation requirements of the Planning Act 2008, the guidance on pre-application consultation issued by the Ministry of Housing, Communities and Local Government, and Department for Levelling Up, Housing and Communities, and its pre-application discussions held with the Planning Inspectorate as required by section 50(3) of the Planning Act 2008.

In accordance with section 37(3)(c) of the Planning Act 2008, the DCO Application is accompanied by a **Consultation Report [EN0110014/APP/5.1]** and supporting **Consultation Report Appendices [EN0110014/APP/5.2-5.12]**, which provides details of compliance with Sections 42, 46, 47, 48 and 49 of the Planning Act 2008.

Artificial Intelligence

The Applicant confirms that Artificial Intelligence has not been used to create or alter the application documents, information or data submitted with the DCO Application.

Other Matters

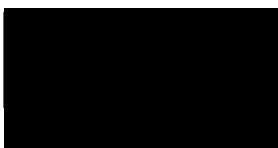
As required under Regulation 5(3) of the APFP Regulations, all plans, drawings or sections provided under Regulation 5(2) are no larger than A0 size, are drawn to an identified scale (not smaller than 1:2500) and, in the case of plans, show the direction of north. The exception to this is that some figures that accompany the ES vary in scale due to the large size of the Scheme. Context would be lost for the plans provided in the Environmental Statement if they were to conform to the scale requirements required under Regulation 5(2).

In accordance with Regulation 5 of the APFP Regulations, the Applicant retains all responses to the consultation carried out under Part 5 of the Planning Act 2008 and can make the responses available to the Planning Inspectorate and / or Secretary of State upon request.

The Applicant will keep all DCO Application documents under review and will endeavour to provide updates where it is considered necessary during the examination of the DCO Application. These updates will consider any questions and comments received from the Examining Authority and Interested Parties.

We look forward to hearing from you in relation to a formal acceptance of the DCO Application. If we can be of any assistance, please do not hesitate to contact us using the details provided below.

Yours sincerely,



Project Development Manager

On behalf of East Pye Solar Limited
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