East Pye Solar

Potential Main Issues for Examination

Revision 1

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APFP Regulation 5(2)(q)

Contents

1 Introduction

1.1 Purpose of this document

1.1.1 This Potential Mian Issues for Examination ('PMIE') document has been prepared by East Pye Solar Ltd ('The Applicant') as part of an application for a Development Consent Order ('DCO') for East Pye Solar (the 'Scheme').

1.1.2 This document has been prepared and submitted in compliance with the Nationally Significant Infrastructure Projects: 2024 Pre-application Prospectus (September 2024) and Regulation 5(2)(q) of the Infrastructure Planning (Applications Prescribed Forms and Procedure) Regulations 2009 ('the APFP Regulations') which states: '*The application must be accompanied by* (…) *any other documents considered necessary to support the application'*.

1.1.3 The purpose of this document is to provide the Examining Authority ('ExA') with a summary of the main residual issues with key stakeholders remaining at the time of the DCO Application's submission.

1.1.4 This document has been prepared in consultation with relevant statutory bodies and local authorities. Its content has been shared and agreed, where possible, prior to the submission of the DCO Application. This document has been presented in the format provided by the Planning Inspectorate.

1.1.5 The issues set out in the tables below do not constitute a definitive list of matters likely to be raised during the DCO Application's examination and do not preclude stakeholders from raising further concerns during the planning process. The regard which the Applicant has had to responses to the statutory consultation is provided in the **Consultation Report Appendices [EN0110014/APP/5.2-5.12]** and summarised in the main **Consultation Report [EN0110014/APP/5.1].** The Applicant is currently having ongoing engagement with the following stakeholders:

- Environment Agency;
- Historic England;
- National Gas Transmission;
- National Highways;
- Natural England; and
- Norfolk County Council (Norfolk County Council provided their PMIE's to the Applicant in December 2025. The Applicant has considered these. In some instances these PMIEs have been combined, they are set out below in Table 7 with the Applicants response)

- South Norfolk Council

1.1.6 It is anticipated that a number of the issues outlined in this document may be resolved between the submission of the DCO Application and examination, including once stakeholders have had an opportunity to review the DCO Application and through the evolution of matters, including the negotiation of 'protective provisions', where necessary. It is the Applicant's intention to continue to work with stakeholders throughout the examination stage to resolve issues wherever possible.

1.1.7 The Applicant envisages that these issues can be resolved during examination, including through the process of producing Statements of Common Ground. The information provided within the DCO Application will inform this process and progress the discussion with the stakeholders beyond what is possible at the time of submission.

1.2 Potential Main Issues for Examination

1.2.1 The tables below set out the remaining main issues with each of the corresponding stakeholders, that have not been resolved prior to submission of the DCO Application.

1.2.2 The tables provide an overview of the issues held by these stakeholders, where this issue is addressed in the DCO Application and the Applicant's position on the likelihood of the issue being resolved prior to or during the examination. The tables include a Red/Amber/Green (RAG) rating to highlight the likelihood of each issue being resolved. The following consideration has been applied to each colour.

- **Red –** fundamental disagreements which are unlikely to be resolved during the Examination.
- **Amber –** issues which are in discussion and may be resolved during the Examination.
- **Green –** issues that are likely to be resolved prior to or during Examination.

2 Environment Agency (EA)

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
EA1	Ecology and Biodiversity: EMF and Fish and Heat Pollution from Cables	The EA requested that the impact on fish from EMF be scoped into the ES. They raise concerns over thermal pollution from buried HV cables relating to the crossing at Hempnall beck and the adjacent fenland habitat.	Specialist aquatic ecology input has been provided to inform the ES chapter, specifically in relation to potential impacts on fish. This will address the EA's request for an assessment of EMF risks to notable fish populations, including brown/sea trout, bullhead, European eel, and brook lamprey, particularly at cable crossing points such as Hempnall Beck. The assessment has been based on a review of current scientific literature, EA guidance, and available case studies, as well as the design parameters of cable installation (e.g., burial depth and separation from watercourses). The scope includes a qualitative risk assessment of EMF and thermal impacts, mitigation methods (such as cable burial depth and sheathing), and a summary of evidence gaps or uncertainties.	Likely to be resolved during Examination
EA2	Ground Conditions: Impacts from piling	Information required in the DCO Application to fully discount the risks from deep piled foundations which may create contaminant migration pathway to groundwater.	Ground investigation and interpretative assessment will be undertaken post-consent, with the results used to inform the detailed design of the proposed development, including selection of an appropriate piling methodology, should piled foundations be required. Further, on the basis the information available at the time of submission of the DCO Application and as presented in **Environmental Statement (ES), Volume 1, Chapter 16 - Ground Conditions [EN0110014/APP/6.1.16]**, it is considered highly unlikely that development of the structures that could potentially require piled foundations, within land with a longstanding history of agricultural use, would present a hazard to groundwater at depth within the underlying chalk.	Likely to be resolved during Examination
EA3	Water Resource / Water Framework Directive (WFD) Assessment	Further consideration required regarding sources of water supply, the impacts of water scarcity on the scheme, and estimation of water demands.	A WFD Assessment is submitted with the DCO Application at **ES Volume 3, Appendix 9.2 Water Framework Directive Assessment [EN0110014/APP/6.3.9.2]**. This demonstrates that the Scheme will not have any significant impacts on WFD elements once the mitigation measures are implemented. The Scheme will not result in a significant change from the baseline conditions relating to the overall WFD waterbodies and will not result in deterioration of the current WFD water body. The creation of potential new pollutant pathways during the construction phase will be minimised and mitigated through the adoption of best practice techniques and the implementation of the CEMP, OEMP and DEMP. The Scheme will not affect the ability for the key actions identified in the River Basin Management Plan to be implemented for the catchment; and the works are compliant with the WFD and will not prevent the water bodies from achieving Good status in the future.	Likely to be resolved during Examination

3 Historic England

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
HE1	Trenching and Post trenching mitigation	Historic England (HE) requested that evaluation trenching information is required, especially for the substation areas where there was time to identify suitable mitigation in the design. HE has advised that following the evaluation trenching, all appropriate mitigation needs to be addressed in an outline WSI, REAC and CoCP documents and submitted with the DCO application. The WSI is to include a full scientific sampling strategy.	Trenching has been undertaken with the Sites and is addressed across the following documents **ES Volume 1, Chapter 10 – Cultural Heritage [EN0110014/APP/6.1.10], ES Volume 3 Appendix 10.5 Evaluation Trenching Report [EN0110014/APP/6.3.10.5]**. Appropriate Mitigation is addressed in **ES Volume 3, Appendix 10.6 Archaeological Mitigation Strategy [EN0110014/APP/63.10.6]**.	Likely to be resolved during Examination
HE2	Piling impacts on buried archaeology	HE require piling impacts to buried archaeology and palaeoenvironmental remains, especially for substations, National Grid substation, grid connection infrastructure and BESS.	Addressed in **ES Volume 1, Chapter 10 – Cultural Heritage [EN0110014/APP/6.1.10].**	Likely to be resolved during Examination
HE3	Cable Route Corridor construction impact	HE require assessment of the CRC on archaeology and palaeoenvironmental remains, including the use of HDD and the launch and reception pits, the use of bentonite slurry as the lubricant during the HDD process and its potential outbreak in terms of direct and indirect effects	Addressed in the **Outline Construction Environmental Management Plan [EN0110014/APP/7.1]** and **Outline Cable Route Construction Statement [EN0110014/APP/7.21].**	Likely to be resolved during Examination
HE4	View Locations	Heritage specific View Locations are to be agreed with HE, including photomontages and wirelines. The assessment needs to be included either as an addendum to the LVIA chapter of the ES or standalone document.	Addressed in **ES Volume 1, Chapter 10 – Cultural Heritage [EN0110014/APP/6.1.10].** Photomontages are included as an Annex to **ES Volume 3, Appendix 10.1 Heritage Statement [EN0110014/APP/6.3.10.1].**	Likely to be resolved during Examination

4 National Gas Transmission

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
NGas1	Electrical Impact Assessment	The Applicant will need to provide an Electrical Impact Assessment, detailing the pre-construction parameters, impact analyses, separation calculations, risk assessments, and agreed mitigation measures, with written confirmation from NGT that the assessment is satisfactory, in relation to the High Pressure Gas Main that is within the Order Limits (Site 5).	Protective Provisions have been included for the benefit of National Gas Transmission Plc in the **draft DCO [EN0110014/APP/3.1]** to secure appropriate protection of NGT's assets within the Order Limits**.** The Applicant will engage with NGT to ensure that the form of these protective provisions are agreed.	Likely to be resolved during Examination

5 National Highways

Ref	Environmental Aspect	Description of issue / Stakeholder Position	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
NH1	Abnormal Indivisible Loads	National Highways will need to agree the routing of any AILs that intended to use the Strategic Road Network. National Highways are content that agreement of the AILs routes could be considered from a National Highways perspective post consent using the ESDAL system.	An assessment of AIL routes has been undertaken, involving liaising with the Highways Authority, Norfolk County Council and National Highways. Outcomes have been reported in **ES Volume 1, Chapter 11 Transport and Access [EN0110014/APP/6.1.11], ES Volume 3, Appendix 11.1 Transport Assessment** and **Outline Construction Traffic Management Plan [EN0110014/APP/7.6]**.	Likely to be resolved during Examination
NH3	Construction Traffic	The impact on specific junctions, including on the A47 are currently unknown, and therefore National Highways requires additional assessments of the junctions to understand the impact the project may have and if any physical mitigation is required.	Preliminary forecasts of traffic generation and distribution during the construction, operational, and decommissioning phase indicate that the Scheme will not result in changes in traffic flow on the SRN equivalent to or greater than 30 two-way movements or a 30% change in traffic flow (as is the typical criterion for significance in accordance with IEMA 2023 guidance and thresholds). Assessment of effects on the SRN is scoped out of all phases of the Scheme due to those effects being deemed not significant. This is addressed in **ES Volume 1, Chapter 11 Transport and Access** and **[EN0110014/APP/6.1.11], ES Volume 3, Appendix 11.1 Transport Assessment.**	Likely to be resolved during Examination

6 Natural England

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
NE1	Agricultural Land Classification	Natural England has requested ALC survey to cover the whole Order Limits, including the Cable Route Corridor (CRC). It would be expected that an ALC survey should be undertaken within the cable corridor order limits, so as to identify the soil types and ALC grades to inform the Environmental Impact Assessment (EIA), as well as the soil handling and restoration criteria. This will also enable the project to avoid or minimise impacts to best and most versatile (BMV) soils through cable route refinement and feed into the design of potential mitigation to safeguard the soil resources. Natural England advise that there is a risk of soil damage, ALC degradation and long term or permanent loss of BMV agricultural land from the areas not yet surveyed. The temporary displacement of soil during construction as a result of the underground cable installation and temporary access tracks/construction compounds can result in permanent land quality change and soil damage if undertaken inappropriately. Therefore, we advise that detailed ALC surveys are carried out across the whole area within the draft order limits prior to submission, with the results presented within the environmental statement.	The CRC has not been the subject of ALC survey. This area will be disturbed temporarily for the cable works. The **Outline Soils and Resource Management Plan (OSRMP) [EN0110014/APP/7.9]** sets out a survey methodology for this work to be undertaken pre-construction so that the ALC grade can be determined and retained post-cable-installation.	Issue may be resolved during Examination
NE2	Impact Pathways	Natural England in their response to the Section 42 consultation, (our ref 516274, 5 August 2025), raised potential impact pathways to designated sites. These included water and air quality impacts to: • Norfolk Valley Fens Special Area of Conservation (SAC) • Broadland Ramsar • Broadland Special Protection Area (SPA) • The Broads SAC • Shotesham-Woodton Hornbeam Woods Site of Special Scientific Interest (SSSI) • Pulham Market Big Wood SSSI • Fritton Common SSSI	The final Environmental Statement (ES) assessment methodology complies with industry standard guidelines (CIEEM Guidelines for Ecological Impact Assessment, 2024). Impact pathways to the identified designations are addressed in **ES Volume 1, Chapter 8 Ecology and Biodiversity [EN0110014/APP/6.1.8], ES Volume 1, Chapter 13 Air Quality [EN0110014/APP/6.1.13]** and **Shadow Habitats Regulations Assessment [EN0110014/APP/7.25].**	Likely to be resolved during Examination

7 Norfolk County Council

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
NCCPMIE1	Landscape and Visual	Concerns about new overhead lines/pylons as part of grid connection – suggest that grid connection cabling undergrounded and no new pylons.	The Applicant has sought to minimise the need for new overhead cables. Grid connection infrastructure will nevertheless be required between the National Grid Substation and the existing 400 kV overhead line (Norwich Main – Bramford). The Scheme proposes to divert the existing 400 kV overhead line into a newly constructed National Grid Substation. These works will be delivered in carefully planned stages to maintain safety, minimise disruption and ensure continuity of supply throughout. **ES Volume 1, Chapter 4 – The Scheme [EN0110014/APP/6.1.4]** describes the proposed works in relation to the grid connection and proposed pylons.	Unlikely to be resolved during Examination
NCCPMIE2	Landscape and Visual / The Scheme	Favoured national grid Substation option further away from Great Moulton	The **Site Selection Assessment [EN0110014/APP/7.20]** explains the rationale for why the National Grid Substation has been located at Site 1b.	Unlikely to be resolved during Examination
NCCPMIE3	Agricultural Land	Agricultural Land loss - Concern about to loss of high-quality agricultural land 80% land use is in Grade 2 or 3a land.	The impacts on agricultural land are set out in **ES Volume 1, Chapter 15 – Soils and Agricultural Land [EN0110014/APP/6.1.15].**	Issue may be resolved during Examination
NCCPMIE4	Landscape and Visual	Concerns about landscape impact taken with N2T (Norwich to Tilbury grid upgrade works)	Cumulative landscape and visual impact assessment is produced as part of **ES Volume 1, Chapter 7 - Landscape and Visual [EN0110014/APP/6.1.7]**	Issue may be resolved during Examination
NCCPMIE5	Community Benefit	Would like to see a compensation package for local residents and businesses affected;	The **Planning Statement [EN0110014/APP/7.14]** addresses the community benefit fund and states that the Applicant has also committed to providing a Community Benefit Fund. The Community Benefit Fund does not form part of the DCO Application and this funding is not required to mitigate the impacts of the Scheme. Therefore, it cannot be considered in the decision-making process for determining the DCO Application. However, it will be available to fund local projects.	Likely to be resolved during Examination
NCCPMIE6	Community Benefit	Like to see a voluntary Community Benefit Fund		
NCCPMIE7	Transport and Access	Northern section of the study area is very challenging. Fairstead Lane very narrow, and there are concerns with turning movements in and out of Fairstead Lane onto the A140. Mitigation measures will be required if this link is used. Narrow roads should not be overengineered unnecessarily.	The A140/Fairstead Lane (west section) construction route is no longer proposed. Through liaison with NCC is has been agreed that an alternative route via B1527, the Krons and Fairstead Lane (east section) to reach Sub-Site 7C is preferable. Appropriate management measures for controlling HGV movements for Sub-Sites 7A-F, 7G-L, 8A-B and 9 continue to be refined with NCC and will be agreed and included in the **Transport Assessment Appendix 11.1 Transport Assessment [EN0110014/APP/6.3.11.1]** and **Outline Construction Traffic Management Plan [EN0110014/APP/7.6].**	Likely to be resolved during Examination.
NCCPMIE8	Transport	PRoW – further work needed by applicant covering mitigation; diversions; temporary closures	PRoW and promoted walking routes within the Order Limits have been identified. PRoW that may require a short or medium term closure during construction have been identified and where appropriate diversionary routes have been proposed. PRoW that can remain open but with suitable management and mitigation measures in place have also been identified. Management and mitigation measures to maintain the safety of PRoW users during construction have been proposed.	Likely to be resolved during Examination
NCCPMIE9	Battery Safety	NFRS – see section 7 including need for a Battery Safety Management Plan	An **Outline Battery Safety Management Plan [EN0110014/APP/7.5]** has been prepared which sets out the key fire safety provisions for the BESS including measures to reduce fire risk and fire protection measures.	Likely to be resolved during Examination
NCCPMIE10	Water Environment	The Lead Local Flood Authority (NCC) has raised a number of issues through the Statutory Consultation process and meetings held with the Applicant. Sequential Test: The LLFA do not accept Solar PV Arrays within surface water flood risk areas and advised that Sequential and Exception Tests should be undertaken for every parcel of land within Order Limits.	Solar PV's have been sited outside of Flood Zone 2 and 3 along with other critical infrastructure. The **Design Approach Document [EN0110014/APP/7.17]** explains how the Applicant has taken a sequential approach to the siting of critical infrastructure within the Scheme. Notwithstanding, the **Site Selection Assessment [EN0110014/APP/7.20]** describes the applicants consideration of the sequential approach to flood risk in respect of the land chosen for the Scheme; and the **Planning Statement [EN0110014/APP/7.14]** at Appendix A, presents a Sequential and Exception test A Preliminary Surface Water Drainage Maintenance Schedule is provided as Appendix A in the **Outline Operational Environmental Management Plan (OOEMP) [EN0110014/APP/7.2]**.	Likely to be resolved before the close of Examination

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
		Maintenance Schedule: The LLFA expect to see a preliminary maintenance schedule for components of the proposed surface water drainage systems.		
NCCPMIE11	Water Environment	The LLFA suggest that infiltration testing should be undertaken prior to determination of the DCO Application, notably to confirm drainage / infiltration rates for the Inverters.	Infiltration testing is proposed to be undertaken post-consent and as part of the detailed design process. A review of the available exploratory boreholes in the vicinity of the Order Limits is outlined in **ES Volume 1, Chapter 9 – Water Environment [EN0110014/APP/6.1.9]** and **ES Volume 3, Appendix 9.1 – Flood Risk Assessment & Outline Surface Water Drainage Strategy [EN0110014/APP/6.3.9.1]**	Issue may be resolved during Examination
NCCPMIE12	Landscape and Visual	Concern about the upgrade of the 132 kV substation south of Great Moulton to 400kV which will have a greater visual impact.	The visual impact of the 400kV Project Sub-Station adjacent to the proposed National Grid substation south of Great Moulton has been assessed within **ES Volume 1, Chapter 7 - Landscape and Visual [EN0110014/APP/6.1.7]**.	Issue may be resolved during Examination
NCCPMIE13	Human Health	Public health concerns: Proximity of Substations near Great Moulton; And impacts on communities including vulnerable residents in the area.	Within **Chapter 18 Other Environmental Matters [EN0110014/APP6.1.18]** a human health summary statement has been provided which assesses likely human health effects considered elsewhere within the Environmental Statement, including in combination and cumulative effects, as well as listing appropriate mitigation. This has been undertaken using the World Health Organisation (WHO) definition of health which encompasses both physical and mental health. However, it is noted that mental health impacts are primarily considered within the **Equality Impact Assessment [EN011001/APP/7.19].** As human health was scoped out as a standalone assessment topic within the Environmental Statement, with agreement of the Planning Inspectorate, this approach follows best practice guidance from the Institute of Sustainability and Environmental Professionals (ISEP, formally known as IEMA) regarding the reporting of human health effects within EIA. This guidance does not recommend introducing new effects as part of a human health summary statement and therefore amenity impacts in regard to the Scheme, including the substation, are primarily considered within **ES Chapter 7: Landscape and Visual [EN0110014/APP/6.1.7]** and i**n ES Chapter 11: Transport and Access [EN0110014/APP/6.1.11],** and summarised from a health perspective.	Likely to be resolved during Examination

8 South Norfolk Council

Ref	Environmental Aspect	Description of issue	Applicants Position and Signposting	Likelihood of the issue being resolved during the Examination
SNC1	Landscape and Visual	South Norfolk Council (SNC) draft Landscape Susceptibility in relation to Energy Generation, Storage and Transmission – Supplementary Planning Document defines different levels of susceptibility for the various district landscape character areas for different types of infrastructure which is relevant to the Scheme. This does not align with the conclusions reached in Chapter 7 of the PEIR.	**ES Volume 1, Chapter 7 - Landscape and Visual [EN0110014/APP/6.1.7]** discusses the legislation, planning policy and guidance used to inform the assessment. The Applicant has reviewed the judgements provided by SNC and reviewed its relevance to the Scheme and judgments reached within Chapter 7 of the PEIR. The study is not considered applicable to NSIP scale solar development. The application of high susceptibility rating (the highest level applicable) is not considered proportionate for the largest solar scheme considered (up to 50MW scheme). The Applicant has a different professional opinion to the susceptibility of the development in respect of the criteria adopted in the SPD. In any event, the SPD is considered to have minimal weight.	Issue may be resolved during Examination.
SNC2	Landscape and Visual	Appropriate Study Area & selection of View Locations	The Applicant has consulted with the Landscape Officer in respect of the visualisations including the assessment viewpoints.	Likely to be resolved during Examination
SNC3	Ecology and Biodiversity	SNC has concerns regarding impacts to barbastelle bat (this area of Norfolk has a nationally important population) – most notably for Site 7 and Tyrells Wood adjacent to the connection route.	**ES Volume 1, Chapter 8 – Ecology and Biodiversity [EN0110014/APP/6.1.8]** includes information on the impact on bats. Bat surveys have been undertaken. The outcome of these includes an assessment of impacts upon this species and included within the ES. The Site design evolution has sought to avoid impacts on woodlands through buffer zones, strengthened linear planting, the avoidance of development of sub-Site 3A, and sensitive design of the CRC.	Likely to be resolved during Examination
SNC4	Cultural Heritage	Discussion of planting schemes with the SNC Senior Heritage and Design Officer to ensure appropriate with existing character. Also, would like to see other designs for mitigation in consultation ahead of submission	The **Design Approach Document (DAD) [EN0110014/APP/7.17]** explains how the Scheme has responded to heritage constraints through the design process including increasing buffers and the identification of locations for planting.	Likely to be resolved during Examination.
SNC5	Noise	The Environmental Management Officer (EMO) is seeking noise emissions to meet background noise levels. Concerns relate to noise emissions from the Battery Energy Storage System (BESS), in isolation and in respect of cumulative impacts with other developments.	An assessment of noise emissions from the Scheme including the BESS has been undertaken and is detailed in **ES Volume 1, Chapter 12 – Noise and Vibration [EN0110014/APP/6.1.12].** Dialogue with the EMO will continue post submission.	Issue may be resolved during Examination.