

Application by East Pye Solar Ltd for an order granting development consent for the East Pye Solar project (EN0110014)

Agenda for issue specific hearing 1 (ISH1) on the scope of the proposed development, site selection and the draft Development Consent Order

Date: Wednesday 16 September 2026, continuing on Thursday 17 September 2026

Time: **Wednesday 16 September 2026**
Seating available at venue from 1.30pm
Virtual registration process from 1.30pm
Hearing starts at 2.00pm

Thursday 17 September 2026
Seating available at venue from 9.30am
Virtual registration process from 9.30am
Hearing continues at 10.00am

Venue: Dunston Hall, Ipswich Road, Norwich NR14 8PQ
and by virtual means using Microsoft Teams

Purpose of ISH1

The Examining Authority (ExA) consider that it would assist our examination for matters relating to the scope of the proposed development to be examined through a hearing at the commencement of the examination to ensure that the scope and particular details of the proposed development are clearly explained and understood. We also consider that matters relating to site selection would benefit from questioning by the ExA.

Furthermore, we will be asking questions on some particular topics to help our understanding of the applicant's approach on particular issues. This does not indicate, however, that these topics are more important to our examination than other topics. Further detailed consideration of all topics will take place through further written questions and hearings where these are necessary.

We will be asking general questions regarding the applicants' draft development consent order (DCO). More detailed questions on the draft DCO will follow later in the examination, including through written questions.

As the hearing is to discuss these matters only, we will not at this hearing be considering in detail or hearing representations from interested parties (IPs) on the specific effects of the proposed development. In addition to the open floor hearings where oral representations may be made, there is opportunity for further written representations from any IP at deadline 1 and for local impact reports to be

submitted by any local authority. Where we consider them to be necessary, there are also likely to be further issue specific hearings where oral representations may be made on particular issues.

Guidance under the Planning Act 2008 and the Infrastructure Planning (Examination Procedure) Rules 2010 provides that it is for the ExA to probe, test and assess the evidence through direct questions of persons making oral representations at hearings. Questioning at the hearing will be led by the ExA. Cross questioning of a person giving evidence by another person will only be permitted if the ExA decides it is necessary to ensure representations are adequately tested or that an IP has had a fair chance to put its case.

Agenda for issue specific hearing 1 The scope of the proposed development, site selection and the draft development consent order	
1	Welcome, introductions and arrangements for the hearing
2	Applicant's approach to site selection and alternatives, to include: a) Norwich Main Substation point of connection b) Search area methodology c) Great Moulton site selection d) Role of land availability in site selection e) National Grid substation assessment
3	Scope of the proposed development, to include: a) Applicant's overview of the proposed development (no more than 15 minutes), to include an outline of the location and description of the principal works and the applicant's approach to design parameters b) Proposed National Grid substation (Work No.4) c) Overhead transmission lines (Work No.5) d) Project substations (4400 kV and 132kV) (Work No.3) e) Matters relating to capacity, PV arrays, panels and overplanting f) Battery Energy Storage System (BESS) (Work No.2) g) Other components of the proposed development (switch rooms, conversion units, cabling, fencing, lighting and other works) h) Construction period, phasing, scheme lifetime, panel replacement and maintenance i) Construction compounds (Work No.8) j) Green infrastructure / mitigation and enhancement areas (Work No.10) k) Design Approach Document [APP-212]

4	Applicant's approach on particular examination issues (note that this does not indicate that these are the only key issues) a) Aviation safety b) Cumulative effects c) Flood risk and drainage d) Health and wellbeing e) Transport and access
5	Draft development consent order (DCO) The ExA will seek explanation and ask some initial questions on the content of the draft DCO [AS-032], including: a) Articles b) Schedule 1 - Authorised development c) Schedule 2 – Requirements (including 5 - Detailed design approval) d) Applicant's engagement with interested parties on draft DCO matters, including articles, requirements and protective provisions
6	Other matters to include: a) Statements of Common Ground b) Outline management plans c) Commitments register d) National Planning Policy Framework 2026
7	Actions and closing

Attendees:

The Examining Authority (ExA) would be assisted by attendance of representatives of the following parties:

- Applicant
- General Aviation Awareness Council
- National Grid Electricity Transmission
- National Highways
- Norfolk Gliding Club
- Local highway authority
- Local Lead Flood Authority
- South Norfolk District Council
- Norfolk County Council (including on matters relating to health and wellbeing)

However, this does not indicate that other parties will not be able to contribute. All Interested Parties (IP) are invited to attend and make oral representations on the matters set out in the agenda, subject to the ExA's ability to control the hearing.

Anyone wishing to attend the hearing in person, who has not already advised the case team of this, should do so as soon as possible.

The event will be livestreamed and a link for watching the livestream will be posted on the [project webpage](#) of the National Infrastructure Planning website closer to the hearing date. IPs and members of the public who wish to observe the hearing can therefore view and listen to the hearing using the livestream, or view and listen to the recording, after it has concluded.

Documents

Documents referred to at the hearing are likely to include the following:

- Environmental Statement (ES) Chapter 4 – The scheme [[APP-040](#)]
- Grid Connection Statement [[APP-207](#)]
- Design Approach Document [[APP-212](#)]
- Design Principles, Parameters and Commitments [[APP-213](#)]
- Draft development consent order [[AS-032](#)]
- Explanatory memorandum [[AS-034](#)]
- ES illustrative Technical Information [[APP-195](#)]
- Indicative masterplan [[APP-059](#)]
- Indicative temporary construction compound locations [[APP-060](#)]
- Outline Landscape and Ecology Management Plan [[APP-199](#)]
- ES Chapter 5 – Reasonable Alternatives and Design Evolution [[APP-041](#)]
- Site Selection Assessment [[APP-215](#)]
- Work plans (Parts 1 and 2) [[AS-002](#) & [AS-003](#)]
- ES Chapter 18 – Other Environmental Matters [[APP-054](#)]
- Applicant's Position Statement on Aviation [PDA-8.4]
- Equality Impact Assessment (Revision 1) [[APP-214](#)]
- ES Chapter 9 – Water Environment [[APP-045](#)]
- ES Appendix 9.1 – Flood Risk Assessment & Outline Surface Water Drainage Strategy (Rev 2) [[AS-018](#)]
- ES Chapter 11 – Transport and Access [[APP-047](#)]
- Outline Construction Traffic Management Plan [[APP-201](#)]
- Outline Public Rights of Way and Permissive Paths Management Plan [[APP-203](#)]