

Application by East Pye Solar Limited for an order granting development consent for the East Pye Solar

Issue specific hearing 1 (ISH1)

Date: 16 and 17 September 2026

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

Action points

No	Party	Action	Deadline
16 September 2026			
1	Applicant	Respond in writing to the query raised by Cllr [REDACTED] related to the site selection criteria adopted by the applicant	1
2	Applicant	Point to any information in the application that indicates that site selection was conducted by undertaking environmental screening first, followed by landowner agreement	1
3	Applicant	Provide a clarification note to explain how landowner agreement fed into the site selection process	1
4	Applicant	Provide the desktop planning review document that informed the early site selection process	1
5	Applicant	Provide a response to Block East Pye Solar's (BEPS) question concerning the date when landowner engagement began	1
6	Applicant	Respond in writing to the question raised by BEPS in respect of land already within a countryside stewardship scheme	1
7	Applicant	Provide a response to the question raised by BEPS in respect of need for the project and the Clean Power 2030 Action Plan	1
8	Applicant	Provide a response to BEPS' question regarding the options taken forward in the Preliminary Environmental Information Report (PEIR)	1
9	Applicant	Provide plans to clearly show the distance between elements of the proposed development and properties within close proximity. Include the measurements on the plans	1

No	Party	Action	Deadline
10	Applicant	Provide further explanation of the design parameters for the substation, including its capacity to accommodate other schemes	1
11	Applicant	Provide a written response on the certainty of deliverability of the National Grid substation as the point of connection. Include detail on the timings for both the solar farm and the substation, and confirm how this would be secured	1
12	Applicant	Provide clarification on the capacity and use of the National Grid substation for future projects and confirm whether there are further cumulative or downstream effects that need to be considered as a result	1
17 September 2026			
13	Applicant	Provide an indicative/ illustrative drawing for the proposed National Grid substation	1
14	Applicant	Rectify table 4.1 of Environmental Statement (ES) chapter 4 [APP-040] to ensure the maximum height of the busbars for the National Grid substation is included within the correct scheme component	1
15	Applicant	Provide further indicative detail regarding the existing pylons, including confirmation of height and what is proposed in respect of these	1
16	Applicant	Provide an illustrative drawing of the proposed gas insulated substation (GIS)	1
17	Applicant Norfolk County Council (NCC) South Norfolk District Council (SNDC)	Engage further with the local authorities on the design principles for the proposed development, in particular the design principles for the substations, and the legal controls for the National Grid substation	1
18	Applicant	Provide further clarification to set out how the differences between air insulated substation (AIS) and GIS have been considered in the application, including where it has been considered for the reasonable worse-case assessment in the ES	1
19	Applicant	Clarify where in the application documents the applicant's consideration of alternatives to the substation proposed at site 5 can be found	1
20	Applicant	Confirm the reference point datum used for the vertical height measurements stated in the Design Principles, Parameters and Commitments document [APP-213] for the battery energy storage system (BESS) and other infrastructure. Provide further clarification	1

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		in an update to the document [APP-213] and any other relevant documents	
21	Applicant	Provide a technical note on overplanting. Include details of the panel rating and confirm how this has been assessed in the ES. Provide a comparison of panel ratings proposed for East Pye Solar with other approved solar consents and proposed development consent projects. Provide further clarity on the calculations. Provide figures in hectares per megawatt of output; the Statement of Need [APP-206] refers only to acres	1
22	Applicant	Respond to the points raised by BEPS, including: • Clarify why it is not possible to determine the type of panels and their locations at this stage, given the applicant's assessment in the ES and information concerning landform. • Confirm the minimum separation distances between the panels and how secured. • Confirm whether the application could ultimately be delivered with a greater maximum capacity in the absence of a cap on maximum capacity. • Noting The Drovers Solar Farm includes a standoff distance from homes of 250m, clarify why the standoff distances proposed for East Pye Solar are 50m.	1
23	Applicant	Provide more detail on the proposed switchrooms, including an indicative design and potential locations. This could include further detail within the Indicative Masterplan [APP-059]	1
24	Applicant	Clarify the reason for the cable corridor connecting parcels 7G/ 7H with site 6	1
25	Applicant NCC SNDC	Engage further with the local authorities regarding the type and design of the proposed fencing within and surrounding the proposed development	1
26	Applicant	Confirm the approach to site 6 and its use as a construction compound. Confirm whether site 6 would only be used as a compound during construction and, following reinstatement, whether it would be subsequently reused as a compound during operation and maintenance	1

No	Party	Action	Deadline
27	Applicant	Respond to the comments of [REDACTED] (Hempnall Parish Council, Campaign to Protect Rural England (CPRE)) in respect of lighting proposals	1
28	Applicant	Confirm the phasing for construction compounds	1
29	Applicant	Confirm the approach to the use of site 6 as a construction compound with reference to its proposed use as a biodiversity area for a period of 25 years	1
30	Applicant	Correct discrepancies between the Indicative Masterplan [APP-059] and the Works Plans [AS-002][AS-003], including but not limited to areas shown as retained agricultural land, proposed mitigation areas, and biodiversity areas. Clarify potential further discrepancies in respect of areas shown as both cabling works and mitigation areas, for example on sheet 3 of the Works Plans [AS-002].	1
31	Applicant	Clarify whether biodiversity areas would also be used as access for maintenance activities, such as washing of panels	1
32	Applicant	Clarify why a standalone aviation assessment was not undertaken	1
33	Applicant	Confirm to what extent other aviation matters, beyond glint and glare, were scoped out of the assessment and provide justification	1
34	Applicant	Provide a standalone document on aviation safety to the examination	1
35	Ann Bartaby (General Aviation Awareness Council)	Provide a reference for the appeal referred to in your hearing representation	1
36	Applicant	Detail how the proposed development would cross the high-pressure gas pipeline within the order limits	1
37	Applicant	Provide clarification as to why The Krons was chosen as an access point, with reference to ecological assessment and discussions with NCC highway authority	1
38	Applicant	Submit copies of draft statements of common ground (SoCGs)	1
39	Applicant	Provide further information on abnormal indivisible loads (AIL) routes	1

No	Party	Action	Deadline
40	Applicant	Consider opportunities to engage with local botanists [REDACTED] with regards to records of rare plant species	1
41	Applicant	Explain how the assessment moved from acknowledging the potential for adverse effects on some individuals to concluding that significant adverse effects would not occur at the population level	1
42	Applicant	Confirm whether any separate consideration was given to the effects of concern or anxiety arising from perceived risks irrespective of the likelihood of the risks materialising	1
43	Applicant	In a response to a question from BEPS regarding the safety of horse riders using bridleways, the applicant committed to submit to the East Pye Solar examination a cross-reference to the findings of relevant equine safety experts that directly address the matters raised in BEPS' question	1
44	Applicant	Submit a standalone summary document bringing together all assessment, mitigation and supporting evidence relating to potential mental health and wellbeing effects, including the relevant policy and guidance framework and responses to matters raised during the examination	1
45	Applicant Local authorities	Consider other Nationally Significant Infrastructure Projects beyond the boundary of the county of Norfolk within the proposed DCO Interrelationships document. Agree approach with relevant local authorities	1
46	Applicant	Confirm whether the EcoPower Suffolk Solar project has been considered in the cumulative effects assessment. Provide an update to the cumulative effects assessment	1