



East Pye Solar
Applicant's Cover Letter to Deadline 1

Revision 1

6 October 2026

Planning Inspectorate Reference: EN0110014

Document Reference: EXAM/9.23

East Pye Solar Communication Team
Email: info@eastpyesolar.co.uk
Telephone: 0808 281 3175
Freepost: FREEPOST East Pye Solar

David Cliff
Lead member of the Examining Authority
The Planning Inspectorate
c/o QUADIENT
69 Buckingham Avenue
Slough
SL1 4PN

6 October 2026

Dear Examining Authority,

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

Planning Inspectorate Case Reference: EN0110014

Further to the **Rule 8 Letter [PD-007]**, published on 23 September 2026, I am writing to provide the Applicant's submissions for Deadline 1 of the East Pye solar project Development Consent Order Examination. The documents submitted at Deadline 1 are summarised below and then set out in tabulated form in Appendix A (updated documents) and Appendix B (new documents).

The examination timetable

It is acknowledged that there is no change to the examination timetable as set out in the Rule 6 Letter [**PD-005**].

Responses to the Examining Authority's First Written Questions

The Applicant has submitted its responses to the Examining Authority's First Written Questions (ExQ1) [**PD-006**]. The responses are structured to follow the numbering used by the Examining Authority and identify the supporting application or examination documents relied upon, where relevant.

Written Summary of the Applicant's Oral Submissions and Responses at Issue Specific Hearing 1 and Response to Action Points

The Applicant has submitted this document in accordance with the Rule 8 Letter. Following feedback from the hearings, the Applicant has combined the written summary of submissions made at ISH1 with its response to actions points from ISH1 to minimise the documents being submitted at each deadline, for ease of navigation and reference for interested parties.

Written Summary of the Oral Submissions at the Open Floor Hearing 1 and the Applicant's Response

The Applicant has submitted this document in accordance with the Rule 8 Letter.

Written Summary of the Oral Submissions at the Open Floor Hearing 2 and the Applicant's Response

The Applicant has submitted this document in accordance with the Rule 8 Letter.

Comments on relevant representations not submitted by procedural deadline A

At Procedural Deadline A, the Applicant committed to carrying out a more detailed review of the technical submissions received under references [RR-1771] and [RR-0902] and determining whether a full response was required.

A response to the Landscape and Visual Matters report prepared by Classic Landscape Architecture [RR-1771] has been provided in the **Applicant's Further Response to Shotesham Parish Council Relevant Representation, not Submitted at Deadline A [EN0110014/EXAM/9.21]**. This provides important points of clarification and builds on the Applicant's previous response to matters raised in SPC-086 within the **Applicant's Response to Relevant Representations Part 4: Parish and Town Councils, and Parish Meetings [PDA-011]**.

Having reviewed [RR-0902] further, the Applicant does not consider that any additional detailed response is necessary at this stage, noting that the assessment provided in that representation is based on the PEIR and is therefore focussed on outdated information. In any event, much of that information relates to matters which the Applicant is engaging with Norfolk County Council on, in NCC's role as Lead Local Flood Authority. The Applicant will also continue to engage with Shotesham Parish Council during the Examination in relation to any outstanding concerns based on the latest project position. Accordingly, no separate response to [RR-0902] has been included within this Deadline 1 submission.

Draft Itinerary for an Accompanied Site Inspection

The Applicant has submitted a draft proposal for the Accompanied Site Inspection, focused on key locations that cannot be visited by the Examining Authority on an unaccompanied basis. The draft has been shared with South Norfolk Council, Norfolk County Council and Block East Pye Solar for comment.

Statements of Common Ground and Statement of Commonality

The Applicant has submitted Statements of Common Ground reflecting the current position reached with the relevant parties following engagement to date. A Statement of Common Ground with all parties identified by the ExA in its Rule 6 Letter have been submitted. The Statements of Common Ground identify matters agreed, matters under discussion and matters not agreed at Deadline 1.

The Applicant has also submitted a Statement of Commonality. This provides an overview of the status of the Statements of Common Ground and identifies common matters arising across them. Engagement will continue throughout the Examination, and the Applicant will submit further updates at the relevant deadlines in accordance with the examination timetable.

The Applicant's Response to Procedural Deadline A and Additional Submissions

The Applicant has provided its responses to the Procedural Deadline A Submissions submitted 1st September 2026, in tabulated form.

DCO Interrelationships Report

The Applicant notes the Examining Authority's procedural decision requesting a DCO Interrelationships Report. Following discussions with the relevant local planning authorities, the Applicant is progressing the report using the structure adopted for The Drove Solar Farm and is engaging further with Norfolk County Council and South Norfolk Council to confirm the list of developments to be included in the report. The Applicant will submit the report during examination, following sufficient engagement to ensure that it provides a focused and useful assessment for the Examination.

Permitted Preliminary Works Management Plan

The Applicant is not submitting the Permitted Preliminary Works Management Plan at Deadline 1. The Applicant is currently reviewing feedback provided by Examining Authorities on Permitted Preliminary Works Management Plans submitted for other projects and considers that this feedback will assist in refining the structure and content of the East Pye plan. The Applicant therefore intends to incorporate the relevant points arising from that feedback before submitting the Permitted Preliminary Works Management Plan at Deadline 2. This will ensure that the document submitted to the Examination is appropriately developed and takes account of the most recent relevant examination feedback. As this plan is intended to be a final form plan to be secured under the DCO in its submitted form, the Applicant considers this approach to be reasonable and appropriate to allow for the first submitted version to be as finalised as practicable. This is without prejudice to the Applicant's ability to update the plan at later Deadlines in Examination.

Updated Documents

To assist the Examining Authority and other parties, where the Applicant has submitted an updated document, a revision table is provided at the front of key documents that sets out an explanation for the changes that have been made. The Applicant is not proposing to amend document referencing within updated documents, and it should be assumed that all references relate to the latest submitted version of that document. The Guide to the Application submitted at each deadline will identify where a document has been updated, and if so, the latest Examination Library reference for that document. The draft DCO also makes it clear

which version of the secured documents are the certified copy. This gives the legal certainty that the latest document is secured.

The Planning Statement has been updated and submitted at Deadline 1 to account for the publication of the NPPF in August 2026. Updates to other application documents including ES Chapters will follow in future submissions as necessary

Use of Artificial Intelligence

Artificial intelligence has been used only as an administrative drafting aid for limited tasks such as spelling and grammar checks, consistency checks, formatting and improving the readability of text. The substantive content has been prepared and reviewed by appropriately experienced members of the project team. All AI-assisted changes have been checked by an appropriately knowledgeable or qualified person before submission, and the Applicant remains responsible for the accuracy and content of the documents submitted.

If there are any queries about the content of this letter, please do not hesitate to contact me.

Yours sincerely,

[Redacted Signature]

Project Development Manager

On behalf of East Pye Solar Limited
info@eastpyesolar.co.uk

Appendix A Documents Updated for Deadline 1

Applicant Document Reference	Document Title	Revision Number	Reason for Submission
1.3	Guide to the Application	4	At each Deadline to set out the latest status of the full suite of application documents.
2.1	Location Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.3	Works Plan	C	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.6	Streets Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.7	Access And Public Rights Of Way Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.8	Waterbodies River Basin Management Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.9	Non-Statutory Sites or Features of Nature Conservation Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.10	Statutory Sites or Features of Nature Conservation Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.11	Statutory or Non-Statutory Sites or Features of Historic Environment Plan	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.

2.12	Hedgerow And Tree Protection Order Plan	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
2.13	Green Infrastructure Strategy	2	This document has been updated to add the Long Stratton Bypass and addition of hedgerow in site 2a.
3.1	Draft Development Consent Order	3	See the Schedule of Changes for the draft DCO.
3.2	Explanatory Memorandum	3	This document has been updated to reflect changes in the Draft DCO.
4.3	Book of Reference	2	This document is updated for submission at Deadlines 1, 3 and 6.
4.4	Land and Rights Negotiation Tracker	3	This document is updated for submission at Deadlines 1, 3 and 6.
6.1.4	Environmental Statement Volume 1 Chapter 4 The Scheme	2	This document has been updated in response to Relevant Representations and Issue Specific Hearing 1 Actions.
6.2.2.1	Environmental Statement Volume 2 Figure 2.1 Cumulative Developments	B	Updated to show boundaries of Cumulative Developments.
6.2.4.1	Environmental Statement Volume 2 Figure 4.1 Indicative Masterplan	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.4.2	Environmental Statement Volume 2 Figure 4.2 Indicative Temporary Construction Laydown Area Locations	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.5.3	Environmental Statement Volume 2 Figure 5.3 Alterations to the Site Boundary between Scoping and PEIR	B	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.5.4	Environmental Statement Volume 2 Figure 5.4 Alterations to the Site Boundary Between PEIR and Submission	C	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.1	Environmental Statement Volume 2 Figure 7.1 Landscape Designations	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping

			available and now include the Long Stratton Bypass.
6.2.7.5.1	Environmental Statement Volume 2 Figure 7.5.1 Zone of Theoretical Visibility with View Locations	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.2	Environmental Statement Volume 2 Figure 7.5.2 Site 10 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.3	Environmental Statement Volume 2 Figure 7.5.3 Site 9 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.4	Environmental Statement Volume 2 Figure 7.5.4 Site 8 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.5	Environmental Statement Volume 2 Figure 7.5.5 Site 7 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.6	Environmental Statement Volume 2 Figure 7.5.6 Site 5 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.7	Environmental Statement Volume 2 Figure 7.5.7 Site 4 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.8	Environmental Statement Volume 2 Figure 7.5.8 Site 3 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.9	Environmental Statement Volume 2 Figure 7.5.9 Site 2 Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.10	Environmental Statement Volume 2 Figure 7.5.10 Site	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date

	1 Zone of Theoretical Visibility		Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.5.11	Environmental Statement Volume 2 Figure 7.5.11 BESS Site Zone of Theoretical Visibility	2	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.6	Environmental Statement Volume 2 Figure 7.6 Visual Receptors Plan	3	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.7.7	Environmental Statement Volume 2 Figure 7.7 View Locations and Visualisations	3	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.2.15.1	Environmental Statement Volume 2 Figure 15.1 ALC Results	3	This document has been updated to confirm that the plans have been prepared using the most up-to-date Ordnance Survey base mapping available and now include the Long Stratton Bypass.
6.3.4.1	Environmental Statement Volume 3 Appendix 4.1 Illustrative Technical Information	2	This document has been updated in response to Issue Specific Hearing 1 Actions, the Examining Authority's First Written Questions and Relevant Representations.
6.3.7.8	Environmental Statement Volume 3 Appendix 7.8 Residential Visual Amenity Assessment	2	This document has been updated in response to Issue Specific Hearing 1 Actions, the Examining Authority's First Written Questions and Relevant Representations.
6.3.8.3	Environmental Statement Volume 3 Appendix 8.3 Great Crested Newt Survey Report	2	This document has been updated in response to Issue Specific Hearing 1 Actions, the Examining Authority's First Written Questions and Relevant Representations.
6.3.8.10	Environmental Statement Volume 3 Appendix 8.10 Outline Protected Species Mitigation Strategy	2	This document has been updated in response to the Examining Authority's First Written Questions.
6.3.9.1	Environmental Statement Volume 3 Appendix 9.1 Flood Risk Assessment & Outline Surface Water Drainage Strategy	3	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.

6.3.9.2	Environmental Statement Volume 3 Appendix 9.2 Water Framework Directive Assessment	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.1	Outline Construction Environmental Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.2	Outline Operational Environmental Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.3	Outline Decommissioning Environmental Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.4	Outline Landscape and Ecology Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.5	Outline Battery Safety Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.6	Outline Construction Traffic Management Plan	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.10	Outline Employment, Skills and Supply Chain Strategy	2	This document has been updated in response to Relevant Representations and Examining Authority's First Written Questions.
7.12	Grid Connection Statement	2	The document has been resubmitted to correct a minor drafting omission.
7.14	Planning Statement	2	This document has been updated to account for the updated National Planning Policy Framework 2026.
7.15	Policy Compliance Document	2	This document has been updated to account for the updated National Planning Policy Framework 2026.
7.18	Design Principles, Parameters and Commitments	2	To assist with the Applicant's response to a Relevant Representations and EXA's First Written Questions.
7.21	Outline Cable Route Construction Statement	2	This document has been updated to add the Long Stratton Bypass.
8.2	Schedule of Changes to the Draft Development Consent Order	2	This document is submitted to record the updates made to the draft Development Consent Order.

Appendix B New Documents – Deadline 1

Applicant Document Reference	Document Title	Revision Number	Reason for Submission
9.1	Applicant's Draft Itinerary for the Accompanied Site Inspections	1	Rule 8 Letter [PD-007] request.
9.2	Applicant's Response to the Examining Authorities Initial Written Questions (ExQ1)	1	Rule 6 Letter [PD-005] request.
9.3	Schedule of changes to the book of reference	1	Rule 6 Letter [PD-005] request.
9.4	Statement of Common Ground with Norfolk County Council	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.5	Statement of Common Ground with South Norfolk District Council	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.6	Statement of Common Ground with Environment Agency	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.7	Statement of Common Ground with Norfolk Wildlife Trust	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.8	Statement of Common Ground with Historic England	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.9	Statement of Common Ground with National Grid Electricity Transmission	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.10	Statement of Common Ground with Natural England	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.11	Statement of Common Ground with National Gas Transmission	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.12	Statement of Common Ground with National Highways	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.

9.13	Statement of Common Ground with Anglian Water Services	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.14	Statement of Common Ground with General Aviation Awareness Council	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.15	Statement of Common Ground with Norfolk Gliding Club	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.16	Statement of Commonality	1	Rule 6 Letter [PD-005] and Rule 8 Letter [PD-007] request.
9.17	Written Summary of the Applicant's Oral Submissions and Responses at Issue Specific Hearing 1 and Response to Action Points	1	Rule 6 Letter [PD-005] request.
9.18	Written Summary of the Oral Submissions at the Open Floor Hearing 1 and the Applicant's Response	1	Rule 6 Letter [PD-005] request.
9.19	Written Summary of the Oral Submissions at the Open Floor Hearing 2 and the Applicant's Response	1	Rule 6 Letter [PD-005] request.
9.20	Evening Noise Assessment	1	This document is submitted in response to a request from the Environmental Health Officer at South Norfolk District Council.
9.21	Applicant's Further Response to Shotesham Parish Council Relevant Representation, not Submitted at Procedural Deadline A	1	Rule 6 (Comments on RR's not submitted by Procedural Deadline A)
9.22	The Applicant's Response to Procedural Deadline A and Additional Submissions	1	Rule 6 letter request and updated to reflect the inclusion of comments on relevant representations received after Procedural Deadline A.
9.24	Biodiversity Net Gain habitat condition assessment data	1	This document is submitted in response to the Examining Authority's First Written Questions. This has been submitted as a .XLS format to retain navigability.
9.25	Indicative Masterplan with Buffers from	1	This document is submitted in response to the Examining Authority's First Written Questions

	Proposed Infrastructure		
9.26	Illustrative and Accessible Plans of the Proposed Works	1	This document is submitted in response to the Examining Authority's First Written Questions
9.27	Consolidated Health and Mental Health and Wellbeing Report	1	This document is submitted in response to the Examining Authority's First Written Questions