



East Pye Solar
Statement of Common Ground: Norfolk Wildlife
Trust

Revision 1
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1 Introduction

1.1 Overview

- 1.1.1 This Statement of Common Ground (SoCG) has been prepared as part of the application for a Development Consent Order (DCO) (the Application) for East Pye Solar (the Scheme) made by East Pye Solar Limited (the Applicant) to the Secretary of State for Energy Security and Net Zero (SoS) pursuant to the Planning Act 2008 (PA 2008).
- 1.1.2 This SoCG does not seek to replicate information which is available within the Application documents available on the Planning Inspectorate's website ([Documents | East Pye Solar](#)).
- 1.1.3 This SoCG has been produced to confirm to the Examining Authority (the ExA) where agreement has been reached between the parties and where agreement has not yet been reached.

1.2 Parties to this Statement of Common Ground

- 1.2.1 This SoCG has been prepared by the Applicant and Norfolk Wildlife Trust (NWT). Collectively, the Applicant and NWT are referred to as the parties.

1.3 Purpose of this Document

- 1.3.1 The SoCG covers topics of the Application within the remit and of relevance to NWT.
- 1.3.2 This SoCG is a 'live' document and will be amended as the Examination progresses, including as more information becomes available and as a result of ongoing discussions between the parties to enable a final version to be submitted to the ExA.
- 1.3.3 The SoCG is intended to provide information for the Examination process, facilitate a smooth and efficient Examination, and manage the amount of material that needs to be submitted. For the purposes of Examination, this SoCG addresses key topic areas set out in **Table 1.1**. Each area of the topic has a unique reference which relate to the topic matter.

Table 1.1: Topic Referencing

Topic	Reference
Draft Development Consent Order	NWT DCO
Ecology and Biodiversity	NWT EB
Landscape and Visual	NWT LV

1.4 Terminology

- 1.4.1 This SoCG summarises the main topics covered and the status of the matter, as outlined in **Table 1.2**.

Table 1.2: Status of Matters

Colour Code	Status
	Agreed – indicates where an issue has been resolved.
	Under Discussion – indicates where points continue to be the subject of on-going discussions wherever possible to resolve, or refine, the extent of disagreement between the parties.
	Not Agreed - indicates a position where both parties have reached a final position that a matter cannot be agreed between them.

2 Scheme Description

- 2.1.1 The Scheme is a Nationally Significant Infrastructure Project (NSIP) 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 Project Substations and up to three 400kV Project Substations, Grid Connection Infrastructure and a new National Grid Substation.
- 2.1.2 The **Location Plan [APP-005]** shows the Order Limits for the Scheme, which is 1,212.3 hectares of land within South Norfolk (the 'Order Limits').

3 Current Position between the Applicant and Norfolk Wildlife Trust

3.1 Matters of Discussion

- 3.1.1 The following tables set out the position of the parties by topics, identifying matters agreed, under discussion, or not agreed between the Applicant and NWT at the point of this document being published.

3.2 Draft Development Consent Order

Table 3.1: Scheme Description, Development Consent Order and Securing Mechanisms

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant’s Position	Status
NWT DCO – 1	Draft Development Consent Order	Draft DCO [AS-032]	NWT have not commented on the Draft DCO. The Applicant will continue to engage on this matter.	The Applicant notes that NWT has not raised any comments, concerns or proposed amendments to the Draft DCO at this stage of the Examination. The Applicant will continue to engage with NWT in respect of any future revisions to the Draft DCO.	Under discussion

3.3 Ecology and Biodiversity

Table 3.2: Ecology and Biodiversity

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
NWT EB - 1	NWT's aims and objectives	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	NWT considers that several important ecological matters require detailed scrutiny during Examination. At present, NWT considers that further information and design refinement are required before the Project can be considered acceptable in ecological and environmental terms. Our focus during the Examination will be on securing comprehensive mitigation and compensation for potential impacts.	The likely effects on ecology and biodiversity are assessed in ES Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044], together with mitigation measures. The assessment has considered relevant legislation, planning policy and guidance documents throughout, while the evaluation of ecological receptors complies with guidelines set out by the Chartered Institute of Ecology and Environmental Management (CIEEM) with the method of the assessment. The design of the Scheme has been informed by an environmentally led approach, with ecology and biodiversity considerations embedded into the design principles, design buffers and design evolution, as set out in the Design Approach Document [APP-212]. The mitigation hierarchy has been applied to avoid, reduce, mitigate or compensated for, through the design process. Mitigation is secured through various management plans including the Outline CEMP [APP-196], the Outline OEMP [APP-197], the Outline DEMP [APP-198], the Outline LEMP [APP-199] and the Outline Protected Species Mitigation Strategy [APP-161]. The Applicant is satisfied that the assessment of Ecology and Biodiversity is robust and delivers appropriate mitigation and compensation.	Under discussion
NWT EB - 2	Scheme Design	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	The Project must be designed, constructed, operated and decommissioned in a way that: 1. Avoids harm to designated sites, priority habitats and protected species. 2. Delivers ambitious biodiversity net gain, exceeding the statutory minimum. 3. Contributes meaningfully to nature recovery and ecological connectivity at a landscape scale; and 4. Provides genuine and lasting benefits to local communities.	The likely effects on ecology and biodiversity are assessed in ES Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044], together with mitigation measures. The design of the Scheme has been informed by an environmentally led approach, with ecology and biodiversity considerations embedded into the design principles, design buffers and design evolution, as set out in the Design Approach Document [APP-212]. The mitigation hierarchy has been applied to avoid, reduce, mitigate or compensated for, through the design process. Mitigation is secured through various management plans including the Outline CEMP [APP-196], the Outline OEMP [APP-197], the Outline DEMP [APP-198], the Outline LEMP [APP-199] and the Outline Protected Species Mitigation Strategy [APP-161].	Under discussion

				198], the Outline LEMP [APP-199] and the Outline Protected Species Mitigation Strategy [APP-161]. The Applicant's commitment is to a minimum of 10% BNG as secured through Requirement 9 of the DCO. Notably, this aligns with the threshold set out in the latest BNG guidance for NSIPs which provides that a minimum 10% requirement will apply from 2 November 2026. The Biodiversity Net Gain Report [APP-218] illustrates that in practice, based on the baseline habitat surveys and the Hedgerow Removals Plan and Green Infrastructure Strategy within the Outline LEMP, the Scheme is able to deliver BNG in excess of that commitment), including; • 37.42% gain for habitats; • 31.35% gain for hedgerows; and • 16.08% gain for watercourses. However, the Applicant does not intend to commit to a greater uplift beyond achieving the minimum 10%. The Green Infrastructure Strategy [AS-005] seeks to retain and enhance existing vegetation, where possible, to aid the integration of the Scheme within the environment and respond to the prevailing character as far as practicable. New woodland belts and native tree planting provide screening to the Scheme as well as improves biodiversity and supports green infrastructure connectivity. The Applicant is committed to the provision of new permissive paths and community accessible space, as set out in the Design Principles, Parameters and Commitments [APP-213] and Outline LEMP [APP-199] which will provide opportunities for access and recreation.	
NWT EB - 3	Landscape Building with Nature (BwN) accreditation	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	NWT would prefer to see the plan reshaped to suit the landscape, rather than the current scheme which tries to reshape the landscape to the scheme plan. The Scheme stretches across a huge swathe of land. The ecological character of this place is pockets of ancient woodlands, miles of species rich hedgerows, semi-natural road verges and some roadside nature reserves.	The Statement of Need [APP-206] sets out the national need for utility-scale solar generation in support of the Clean Power 2030 targets and net zero commitments. The Statement of Need [APP-206] explains that the Scheme's proposed location is an appropriate location for large-scale solar due to the availability of grid infrastructure with the capacity to transmit the low-carbon energy generated by the	Under discussion

		There are significant maternity populations of Barbastelle along with other bat species, which thrive on this landscape, along with local populations of rare farmland birds (corn bunting, turtle dove, yellowhammer etc), and rare threatened flora widely dispersed in the landscape. This is not a landscape of large flat fields, sparse with nature. It is dense with nature – understated but infusing the landscape. So the imposition of the Scheme per se on such a landscape poses a significant risk. The design of the Scheme has a very significant impact footprint to MW output so is considered a very inefficient use of land. We strongly recommend that the developer engage with the Building with Nature accreditation scheme (Building with Nature - Sintali). This provides a clear, integrated framework for delivering green infrastructure that improve social outcomes, strengthen climate resilience, and deliver long term value for developers, planners, and communities.	Scheme. Norfolk benefits from higher levels of irradiance compared to other parts of the UK. The design evolution is documented in the Design Approach Document [APP-212] and the Site Selection Assessment [APP-215], and the environmentally-led approach is set out in ES Volume 1, Chapter 5 – Reasonable Alternatives and Design Evolution [APP-041]. The Design Approach Document [APP-212] explains how the design of the scheme has evolved; the reasons why particular design choices were made, including those based on environmental and community considerations. The Applicant considers that the Landscape and Visual Assessment presented in ES Volume 1, Chapter 7 - Landscape and Visual [APP-043] has been undertaken in accordance with the appropriate guidelines it has informed the iterative design process and is robust and appropriate for the assessment of the Scheme. The Green Infrastructure Strategy [AS-005] provides detail on the proposed landscape and ecological measures, and the Applicant has sought to reduce adverse effects on the landscape and its features and reduce the visibility of the Scheme through considered siting of new features and where appropriate introduction of new landscape measures to support landscape integrating and visual screening of the Scheme. Embedded mitigation measures also include the use of appropriate setbacks, sensitive siting of built elements, and the retention of existing vegetation. Collectively these measures are designed to integrate the Scheme into the surrounding context and reduce adverse effects. The Applicant acknowledges that the Scheme would introduce changes to the landscape character and views. It is considered by the Applicant for the reasons set out in the Planning Statement [APP-209] that the residual adverse landscape and visual effects are demonstrably outweighed by the Scheme's benefits and needs case.	
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				Factors considered in the site selection process are given in the Site Selection Assessment [APP-215]. This includes consideration of planning, environmental and operational factors in the search for suitable sites. These constraints have been informed by national policy on factors relevant to site selection for solar development as set out within NPS EN-1 and EN-3. Consideration has included both technical constraints (i.e. proximity to grid connection, site size, compatibility of land uses) and consideration of the avoidance and reduction of environmental impacts by excluding ecological, landscape and heritage designations. The Scheme has been designed to avoid impacts upon the ecological character of the Order Limits, avoiding impacts upon existing ecological features such as road verges, woodlands, and roadside nature reserves (RNR's). The embedded design principles adopted and detailed within the Design Principles, Parameters and Commitments [APP-213] have been applied to retain, protect and enhance ecological assets. The ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] includes assessment on important ecological features; such features such as breeding turtle dove and rare and threatened arable flora (whilst potentially present in the surrounding environment) have not been found to be present within the Order Limits. The Building with Nature (BwN) accreditation is typically <i>'applied to green infrastructure projects allied to some form of property-led development in the UK, i.e. residential, commercial, or mixed-use development. It is best suited to 'major' or 'significant' sites (10+ dwellings; 0.5 hectares or more; 1000+ square metres of floor space) and 'strategic' sites, such as major regeneration schemes or urban extensions'</i> (Standards Framework - BwN 2.0). As such, solar/energy projects are rarely subject to BwN accreditation, and therefore, the design process for this Scheme has not been subject to BwN input.	
NWT EB - 4	Impacts on County Wildlife Sites and Roadside Nature Reserves	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	The Order Limits include parts of two County Wildlife Sites (CWSs) Lower Spring Wood CWS, and Fritton Grange Meadows CWS, and are adjacent/in the immediate vicinity of several others.	The Applicant is satisfied that the assessment set out between paragraphs 8.9.47 and 8.9.109 of ES Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044] , has adequately assessed impacts to	Under discussion

			The Order Limits also include or adjoin several Roadside Nature Reserves (RNRs), including Bussey's Loke, Market Lane and Parker's Lane. While the applicant proposes to cross both CWSs using Horizontal Directional Drilling (HDD), critical details remain unresolved. The Outline Construction Environmental Management Plan (oCEMP) confirms that the precise locations of HDD entry and exit points will only be determined at the detailed design stage.	County Wildlife Sites (CWSs) and Roadside Nature Reserves (RNRs). The Scheme has designed out impacts to these sensitive sites through run-off control, pollution prevention and dust control during construction which will be secured by the Outline CEMP [APP-196]. Stand-off distances of 30m from the CWSs and the adoption of Horizontal Directional Drilling (HDD) will mitigate impacts. As per Section 4.4 of the Outline Cable Route Construction Statement [APP-216] the technology used for the HDD will be determined by feasibility studies carried out at each crossing during the detailed design stage and in accordance with a method statement. The embedded design principles adopted and detailed within the Design Principles, Parameters and Commitments [APP-213] have been applied to protect CWS, and commit to specific CWS avoidance areas; this will include HDD entry and exit points.	
NWT EB - 5	Impacts on non-designated road-side verges	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	The ES acknowledges that access to sites may require temporary reductions to overgrown hedgerows and tree canopies adjacent to roads. It states that no other activities are proposed within RNR boundaries, but this does not fully address impacts to verges outside designated RNRs. This is critical due to the ecological importance of many South Norfolk verges. The application does not appear to contain a comprehensive assessment of construction impacts on roadside verge habitats across the transport network. This is an area of high importance for rare botany and we strongly recommend that botanical surveys are undertaken to understand the baseline and to avoid harm, especially in the areas proposed for transport, haul roads, or road widening. Potential impacts include verge widening for construction traffic, creation of passing places, visibility splay improvements at site entrances, damage from over-running by HGVs and abnormal loads and soil compaction from repeated vehicle movements. Even where no direct habitat removal is proposed, repeated use by construction traffic can degrade species-rich verge vegetation. This is particularly true for Abnormal Indivisible Loads (AILs). Many rare plants survive on verges precisely because they have escaped agricultural improvement. Temporary works can cause disproportionate ecological damage.	As set out in ES Volume 1, Chapter 11 - Transport and Access [APP-174] and the Outline CTMP [APP-201], construction traffic will be managed through defined access routes and traffic management measures to minimise effects on the Local Highway Network and associated assets. The assessment does not identify requirement for permanent highway widening, new passing places or other transport-related works along the public highway outside those locations expressly addressed within the Application. Construction vehicles, including Abnormal Indivisible Loads, would be managed using approved routes and appropriate management measures, thereby reducing the potential for verge overrunning and damage. The Outline CTMP [APP-201] includes measures to protect the highway, maintain safe operation and address any damage arising from construction activities and is secured by Requirement 15 of the Draft DCO [AS-032]. Where temporary access works are required, these would be subject to detailed design and appropriate environmental controls. The Applicant therefore considers that transport-related effects on roadside verges have been appropriately addressed through the TA and Outline CTMP, and that suitable controls are in place to avoid or minimise impacts associated with construction traffic movements.	Under discussion

			The Examination should establish the extent of any verge loss, disturbance, compaction or vegetation clearance associated with construction activities and ensure that appropriate avoidance, protection, reinstatement and monitoring measures are secured through the DCO.		
NWT EB - 6	Impacts on bats	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.5 - Ground Level tree Assessment Report [APP-156] ES Volume 3, Appendix 8.6 - Bat Activity Survey report [APP-157]	NWT considers bats to be one of the most significant ecological issues arising from the application. The Applicant's own assessment concludes that the Order Limits and surrounding landscape support a "nationally important assemblage of foraging and commuting bats" (ES Chapter 8, paragraph 8.9.605). The ES records eleven bat species within the Order Limits including barbastelle, which the Applicant identifies as "the rarest bat in the UK" (paragraph 8.9.605). NWT notes that the Applicant identifies potential construction impacts including habitat fragmentation, disturbance and habitat degradation (paragraphs 8.9.603–8.9.604). NWT is concerned that the significance of these impacts may be understated given the acknowledged importance of the bat assemblage and the extensive reliance of bats on hedgerow networks, woodland edges, tree lines and watercourse corridors throughout the landscape. For example, The Environmental Statement (paragraph 8.9.607) concludes that temporary hedgerow gaps of up to 10m would not significantly affect bat movement. NWT does not agree that this conclusion is sufficiently evidenced. For barbastelle bats in particular, even relatively small breaks in linear features can reduce permeability of commuting routes and alter movement patterns. The ES demonstrates that bats are utilising the landscape across multiple development parcels rather than within isolated site areas. The Scheme therefore has the potential to affect ecological functionality at a landscape scale. Numerous bat species, particularly barbastelle and Myotis species, are known to rely heavily upon connected networks of hedgerows, woodland edges and dark commuting corridors. Scientific evidence demonstrates that even relatively small interruptions to linear habitat features can affect commuting behaviour and habitat use.	The embedded design principles adopted and detailed within Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1 - Indicative Masterplan [APP-059], include minimum design offsets which will be applied to ancient woodland (30m); veteran and ancient trees (15x stem width or 5m - whichever is greater); woodland/groups of trees and hedgerows (15m); and ponds (30m); which would avoid impacts to roosting bats, whilst also maintaining access to and along features used for commuting and foraging. Measures for the protection of roosting bats in trees are included in ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161]. Further mitigation measures are set out in the Outline CEMP [APP-196], the Outline OEMP [APP-197] and the Outline LEMP [APP-199]. The Outline LEMP sets out the long-term management of habitats that will benefit foraging and commuting bats; ensuring that the operational phase of the Scheme provides increased foraging resources for bat species; including local Barbastelle bats. Detailed management plans will be submitted to and approved in accordance with the relevant Requirements of the Draft DCO [AS-032]. The Biodiversity Net Gain report [APP-218] which will be secured through Requirement 9 of the Draft DCO [AS-032] identifies an increase of 31.35% net gain for hedgerows which will increase the abundance of valuable habitats for bats within the DCO Limits.	Under discussion

NWT EB – 7	Habitat severance /connectivity	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	NWT is concerned that: a) construction activities may result in temporary severance of commuting routes; b) cable route installation could affect hedgerows, tree lines and other linear landscape features; c) habitat functionality may be degraded even where habitat loss is limited in area; d) increased lighting, vehicle movements and construction disturbance may reduce the suitability of important commuting corridors; e) cumulative impacts across multiple development parcels may not be fully captured through habitat-based assessments.	The Outline CEMP [APP-196] sets out the detail as to how construction will be managed to safeguard sensitive habitats, including the requirements for offsets from woodland, hedges, trees and watercourses. Further, the Outline Cable Route Construction Statement [APP-216], which will be secured by the OCEMP, will identify avoidance areas and make use of Horizontal Directional Drilling (HDD) to avoid direct impacts to watercourses and sensitive habitats (e.g. Roadside Nature Reserves (RNRs), County Wildlife Sites CWSs). Prior to launch and receptor pits being established, feasibility studies will be undertaken to identify the most appropriate technology and method statements drafted setting out details of works. ES Volume 3, Appendix 7.11 - Lighting Strategy [APP-151] confirms the working hours will be predominantly in daylight with nighttime working avoided except in specific circumstances. Where lighting is required during construction to maintain a safe working environment, it will be suitably designed to minimise light spill and glare. As part of the lighting strategy the Ecological Clerk of Works (ECoW) will oversee activities on Site to ensure all ecological mitigation measures are implemented. The Applicant is satisfied that the approach to construction and operation which will be in accordance with the Outline CEMP [APP-196] and the Outline OEMP [APP-197] will not have an impact on commuting corridors, either alone or cumulatively across the scheme.	Under discussion
NWT EB – 8	Examination advice	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.5 Ground Level tree Assessment Report [APP-156] ES Volume 3, Appendix 8.6 Bat Activity Survey report [APP-157]	The Examination should therefore carefully scrutinise: • the spatial distribution of bat activity survey results; • identification of key commuting corridors; • the treatment of barbastelle records within the assessment; • assumptions regarding habitat retention and functionality; • lighting controls during both construction and operation; • enforceability of mitigation commitments.	The Applicant has considered the distribution of bats, including Barbastelles, across the Order Limits in ES Volume 3, Appendix 8.1 - Ecological desk Study and Extended Habitat Survey [APP-152], ES Volume 3, Appendix 8.5 Ground Level tree Assessment Report [APP-156] and ES Volume 3, Appendix 8.6 Bat Activity Survey Report [APP-157] and is satisfied that the conclusions within Paragraphs 8.9.580 and 8.9.629 of ES Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044] are robust and appropriate. The embedded mitigation included through the Design Principles, Parameters and commitments [APP-213], in particular offsets from ancient woodland, trees, hedgerows and watercourses and lighting controls during construction and operation, as set out in the Outline CEMP [APP-196] and the	Under discussion

				Outline OEMP [APP-197], and supported by ES Volume 3, Appendix 7.11 - Lighting strategy [APP-151] will mitigate impacts to bats at both roost sites and those utilising hedges for foraging and commuting. Any mitigation required for bats will be set out in method statements in accordance with ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161]. The required mitigation will be secured by the Draft DCO [AS-032].	
NWT EB – 9	Impacts on bats	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.5 Ground Level tree Assessment Report [APP-156] ES Volume 3 Appendix 8.6 Bat Activity Survey report [APP-157]	NWT also notes that the Applicant relies substantially on retention of existing hedgerows and habitat corridors to maintain connectivity. Whilst retention is welcomed, NWT considers the Examination should establish whether sufficient buffers are secured around important commuting routes and whether construction activities can realistically be undertaken without adversely affecting corridor functionality.	Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1 - Indicative Masterplan [APP-059] include a minimum of 10m buffer between hedgerows and solar PV apparatus; which is double the standard approach of 5m very commonly adopted in the design of similar developments. The Scheme has also adopted buffers of 30m from ancient woodland and ponds (50m for great crested newt ponds), 15x width of tree stem or 5m (which ever is greater) between veteran and ancient trees, and 15m from individual trees, groups of trees and non-ancient woodland. These buffers will allow the corridors to maintain their ecological functionality. Whilst the Scheme will retain these features, the Biodiversity Net Gain Report [APP-218] and the Biodiversity Net gain Statutory Metric [APP-219] also demonstrate a net gains of 31.35% for hedgerows and 16.08% for watercourses both of which will support habitat connectivity and increase foraging opportunities.	Under discussion
NWT EB – 10	Impacts on bats	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.5 Ground Level tree Assessment Report [APP-156] ES Volume 3, Appendix 8.6 Bat Activity Survey report [APP-157]	NWT further considers that the Examination should assess whether the proposed biodiversity enhancement measures genuinely compensate for any degradation of existing bat habitat quality. Habitat creation cannot automatically replace established commuting routes and mature landscape features which may take decades to achieve equivalent ecological function. Given the presence of a nationally important bat assemblage and records of barbastelle, NWT considers that a precautionary approach is required.	In accordance with Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1 - Indicative Masterplan [APP-059] which are embedded into the design of the Scheme, features of value to bats are being retained and enhanced. They are not being degraded such that the enhancements are compensatory in nature. The inclusion of appropriate buffers during construction and operation, as set out in the Outline CEMP [APP-196] and the Outline OEMP [APP-197], will protect and enhance existing habitats of value to bats, notably ancient woodland, trees, hedgerows and watercourses, and support the use of established commuting roots. Within these buffer zones, habitats will be managed for biodiversity with additional planting of woodland	Under discussion

				and trees, as per the Outline LEMP [APP-199] , which will enable bats to establish new additional commuting routes and incorporate them into their existing ecological network. The Biodiversity Net Gain Report [APP-218] and the Biodiversity Net gain Statutory Metric [APP-219] demonstrates that there is no degradation of habitats which would be of value to bats, including barbastelles, with biodiversity net gains in habitats (37.42%), hedgerows (31.35%) and watercourses (16.08%).	
NWT EB – 11	Lighting impacts	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3 Appendix 8.10 Outline Protected Species Mitigation Strategy [APP-161]	NWT is concerned that: - Construction lighting could affect bats, particularly barbastelle bats; - Lighting impacts could occur close to designated sites and important commuting routes; - The locations of temporary compounds and associated lighting infrastructure are not yet fully defined. NWT seeks a commitment that: - No lighting spill occurs onto woodland edges, hedgerows, watercourses or designated sites; - Lux limits are specified and secured through the DCO; - Lighting design is informed by bat conservation best practice; - Monitoring is undertaken where works occur close to known barbastelle roosts.	Method Statement 4: Construction Phase Lighting located within ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161] includes protection measures to avoid impacts upon bats, including ECoW monitoring commitments. Construction temporary site lighting will be positioned to ensure that light is directed onto the area of works only with as minimal light spillage upon the areas of ecological importance. The use of LED lighting and cowls, hoods and other similar screens will also be adopted. Any unavoidable artificial lighting during the hours of darkness required within the period March to October inclusive will only be permitted following consultation with the ECoW in order to determine the severity of potential impacts and appropriate mitigation steps, including agreed hours of operation and numbers/specification of luminaires. Security lighting may be installed on temporary site compounds following consultation with the ECoW to establish appropriate locations. Security lighting will be limited to the minimum number of luminaires required which will be defined by the ECoW and based on the sensitivity of the habitats potentially affected and baseline lux levels. Security luminaires will be motion-sensitive and set on a short (<2 minute) timer and oriented to reduce upward light spill as far as possible (i.e. horizontally oriented) in order to reduce the potential impact on light sensitive species such as bats. Further information is presented in ES Volume 3, Appendix 7.11 - Lighting Strategy [APP-151] .	Under discussion
NWT EB - 12	Lowland Fen habitat	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	The ES identifies approximately 0.72ha of irreplaceable lowland fen habitat within the study area, including habitat associated with Fritton Grange Meadows CWS and the Hempnall Beck corridor. Lowland fen is an irreplaceable habitat and is highly	The Applicant notes this comment. Where trenchless crossings interact with sensitive ecological receptors, a Hydrogeological Risk	Under discussion

		ES Volume 3, Appendix 8.10 Outline Protected Species Mitigation Strategy	sensitive to hydrological change, groundwater disturbance, compaction and pollution. Although the Applicant states that HDD will pass beneath the fen at a depth of at least 5m, insufficient evidence has been provided to demonstrate that construction activities will not affect groundwater conditions or the hydrological processes upon which the fen depends. NWT considers that additional hydrogeological evidence and monitoring commitments are required to demonstrate no adverse effect on lowland fen habitat during construction or operation.	Assessment will be undertaken, if required, as secured within the Outline CEMP [APP-196] . Pollution management measures are contained within and secured through the Outline CEMP [APP-196] . A Water Management Plan (which will form part of a detailed CEMP(s)) will include details of pre-construction, construction, and post-construction water quality monitoring. This will be based on a combination of visual observations and reviews of the Environment Agency's automatic water quality monitoring network. <i>Method Statement 7: Precautionary Horizontal Directional Drilling (HDD) Methodology</i> located within ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161] includes protection measures to avoid/minimise effects to Hempnall Brook (and its associated lowland fen habitat) from these associated HDD works. Further details regarding the embedded avoidance and mitigation measures associated with the HDD operations are provided within the Outline Cable Route Construction Statement [APP-216] .	
NWT EB - 13	Farmland birds and open countryside species	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.10 Outline Protected Species Mitigation Strategy [APP-161] ES Volume 3, Appendix 8.4 Breeding Bird Survey Report [APP-155]	NWT is concerned that the assessment may understate impacts upon farmland bird assemblages associated with the extensive conversion of agricultural land to solar infrastructure. Whilst the Applicant predicts beneficial effects for some breeding bird species following habitat management measures, the Examination should carefully test the evidence supporting those conclusions. The Scheme would introduce extensive panel arrays, perimeter fencing, inverter stations, substations, internal access tracks and associated infrastructure across a large rural landscape. NWT considers that ecological responses by farmland birds are often complex and cannot be assumed solely through habitat creation proposals. The Examination should therefore consider: • displacement effects; • loss of functional foraging habitat; • impacts on wintering bird assemblages; • long-term habitat management requirements; monitoring arrangements and trigger mechanisms should predicted outcomes not be achieved.	The majority of land on which the Scheme will be sited is currently used for intensive agriculture, specifically cereal production, which is of negligible importance for most species recorded, except skylark. The majority of suitable habitat for nesting species is primarily hedgerows, ditches and woodland, pond edges and uncultivated margins which will be safeguarded by the provisions set out in Design Principles, Parameters and Commitments [APP-213] , specifically the establishment of buffers, and further protected by safeguards in the Outline CEMP [APP-196] , the Outline OEMP [APP-197] and the Outline DEMP [APP-198] . Marginal habitats will be enhanced for biodiversity with planting and management improving availability, species diversity and hedgerow complexity. This will improve nesting success and likely fledgling survival, but also offer cover and food resources during the non-breeding season. The Outline LEMP [APP-199] which will support the establishment and better management of grasslands, including that under solar arrays, will also provide food and cover for birds during the non-breeding season. <i>Method Statement 9: Avoidance of Impacts on Skylark (and other ground nesting birds)</i> located within ES Volume 3, Appendix 8.10 - Outline	Under discussion

				Protected Species Mitigation Strategy [APP-161]. This document includes a mitigation and compensation strategy which will incorporate a package of measures in order to provide continuous opportunities for breeding birds across the site. Measures will include the following: • Provision of new managed open grassland areas providing specific opportunities for ground nesting species; • Favourable management of grassland margins and associated habitats which will provide increased foraging value and therefore raised carrying capacity across the site as a whole for these species; and • Incorporation of Skylark plots within retained arable land located within the Order Limits. Some skylarks which do make use of expansive agricultural areas will lose nesting habitat as a result of the solar arrays. However, scientific research outlined in ES Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044] identifies the benefits of solar farms due to land use change and the cessation of intensive agricultural practices (e.g pesticide spraying) leading to better foraging opportunities through increases in food abundance. In addition, research by scientists from the RSPB and University of Cambridge (Copping J P et al. 2025) as part of the Centre for Landscape Regeneration found that (hectare for hectare) solar farms in agriculturally dominated East Anglia contained a greater number of bird species and overall number of birds than surrounding arable farmland. With (appropriately managed) solar farms having the greatest variety of species and nearly three times as many birds compared to nearby arable farmland. Thereby, suggesting that solar PV developments can be significantly beneficial for farmland bird species.	
NWT EB - 14	White-clawed crayfish	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.10 Outline Protected Species Mitigation Strategy [APP-161]	We are aware of records from Norfolk Rivers Trust of white-clawed crayfish in the Tas within 2km of the Scheme. We recommend that further surveys are undertaken by the Applicant to determine whether this species is present and that appropriate biosecurity, pollution prevention and sediment control measures are needed to safeguard downstream habitats.	No records of white-clawed crayfish have been identified within the Order Limits while ES Volume 3, Appendix 8.9 - Aquatic Habitat Assessment Report [APP-160] concludes that given the habitats present, this species is unlikely to be present. Nevertheless, the Outline CEMP [APP-196], which will rely on trenchless methods and in accordance with the Outline Cable Route Construction Statement [APP-216] will mitigate any impacts through stand-off distances from the waters' edge and	Under discussion

				the implementation of pollution controls to protect all species which may occupy watercourses. Method Statement 7: <i>Precautionary Horizontal Directional Drilling (HDD) Methodology</i> located within ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161] includes protection measures to avoid/minimise effects to watercourses and associated species.	
NWT EB - 15	Protected Species	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.10 Outline Protected Species Mitigation Strategy [APP-161]	The ecological documentation identifies the potential presence of a range of protected species requiring mitigation and management. NWT is concerned regarding the extent to which ecological safeguards are deferred to post-consent stages. The Examination should consider whether sufficient information has been provided to demonstrate that: - protected species impacts can be adequately avoided; - mitigation is deliverable; - licensing requirements can be satisfied; - ecological functionality will be maintained throughout phased construction. NWT considers that the DCO should secure robust ecological controls through Requirements rather than relying excessively upon future approvals.	The embedded design principles adopted and detailed within Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1 - Indicative Masterplan [APP-059] has minimised impacts to protected species identified in Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044] as part of the evolution of the Scheme. The inclusion of buffers to protect sensitive habitats such as ancient woodland, trees, hedgerows, ponds, watercourses and ditches, as well as the adoption of measures set out in the Outline CEMP [APP-196], the Outline OEMP [APP-197], and the Outline DEMP [APP-198], which will be secured by the Draft DCO [AS-032], will both serve to safeguard protected species and comply with wildlife legislation throughout construction and for the lifetime of the Scheme. Where works may have an impact on species, this will be addressed by method statements in accordance with the ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy (OPSMS) [APP-161] working under Class licences, or direct supervision by an Ecological Clerk of Works (ECoW), based on the current ecological baseline it is considered that there is no requirement for formal mitigation licences obtained from Natural England, if this changes (for example during pre-commencement surveys), the appropriate species-specific licensing can be applied for and obtained at that time. Through the adherence to measures in the Outline CEMP [APP-196], the Outline OEMP [APP-197], and the Outline DEMP [APP-198] and adopting the measures in the Outline LEMP [APP-199] to maximise the benefits for biodiversity, the functionality of the landscape will be maintained and enhanced.	Under discussion
NWT EB – 16	Grassland management	Outline LEMP [APP-199]	The Applicant proposes management of grassland beneath and around solar arrays through mowing, with grazing to be explored during operation. NWT considers that appropriately managed conservation grazing would generally provide greater	The Applicant has considered the opportunities for grazing as part of the Outline LEMP [APP-199] and this will be undertaken where appropriate and possible.	Under discussion

			biodiversity benefits than mowing alone and requests that grazing is prioritised where site conditions permit.		
NWT EB - 17	Biodiversity Net Gain and Habitat enhancement	Biodiversity Net Gain Report [APP-218] Biodiversity Net Gain Statutory Metric [APP-219] Outline LEMP [APP-199]	NWT welcomes the Applicant's stated commitment to biodiversity enhancement, particularly habitat creation, hedgerow enhancement, watercourse improvements, restoration of ghost ponds, skylark mitigation measures and potential use of locally sourced green hay and local seed sources. However, biodiversity enhancement claims require careful scrutiny where developments are proposed over extensive areas and operational lifetimes extending to approximately 60 years. NWT notes that biodiversity metrics do not fully account for temporal losses of ecological function during habitat establishment periods. This is particularly relevant for bats and other species dependent on mature hedgerows and connected habitat networks.	Although there is no requirement to deliver quantifiable BNG for NSIPs, the Applicant has provided outline commitments as part of the Outline LEMP [APP-199] which are supported by the Biodiversity Net Gain Report [APP-218] and supported by the use of the Biodiversity Net Gain Statutory Metric [APP-219]. While it will take time for habitats to become established, there is no intention to remove existing large areas of habitats of ecological value (e.g. trees, woodland, hedges, ponds, watercourses and field margins) and these will be retained and enhanced in line with the embedded mitigation Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1- Indicative Masterplan [APP-059]. Much of the habitat which will be lost is intensively farmed agricultural land, although some will be retained for species specific mitigation (e.g. skylarks). The cessation of farming activities, such as hedge-cutting, ploughing to field edges and the application of pesticides should deliver benefits to a range of species which utilise hedgerows within the short-term. Table 4.1 in the Outline LEMP [APP-199] provides proposed management prescriptions and monitoring activities specific to various landscape/ecological features. This approach will support the delivery of enhanced landscape features which will be of benefit to species.	Under discussion
NWT EB - 18	Biodiversity Net Gain and Habitat enhancement	Biodiversity Net Gain Report [APP-218] Biodiversity Net Gain Statutory Metric [APP-219] Outline LEMP [APP-199]	NWT considers that Examination should focus on: • baseline habitat condition assessments; • biodiversity metric assumptions; • habitat distinctiveness scores; • management prescriptions; • habitat establishment success criteria; • ecological monitoring periods; • adaptive management mechanisms; • long-term governance arrangements.	The Applicant acknowledges NWT examination request, although there is no legislative requirement for the Scheme to provide quantifiable BNG. Nonetheless to demonstrate its commitment to delivering a Scheme which will deliver benefits to biodiversity, not just through the embedded design principles set out in Design Principles, Parameters and Commitments [APP-213] and ES Volume 2, Figure 4.1 - Indicative Masterplan [APP-059], the Applicant has provided details on baseline habitats and those which it aims to create and retain within the Biodiversity Net Gain Report [APP-218] and supported by the use of the Biodiversity Net Gain Statutory Metric [APP-219]. The Applicant's commitment is to a minimum of 10% BNG as secured through Requirement 9 of the DCO. Notably, this aligns with the threshold set out in	Under discussion

				the latest BNG guidance for NSIPs which provides that a minimum 10% requirement will apply from 2 November 2026.	
NWT EB - 19	Biodiversity Net Gain and Habitat enhancement	Biodiversity Net Gain Report [APP-218] Biodiversity Net Gain Statutory Metric [APP-219] Outline LEMP [APP-199]	NWT is particularly concerned that predicted biodiversity gains may rely heavily upon future habitat condition improvements which can be difficult to secure in practice without robust monitoring and intervention mechanisms. NWT therefore seeks: • Stronger commitments to early habitat establishment; • Monitoring and adaptive management provisions; • Demonstration that habitat functionality will be maintained throughout construction and operation.	There are a number of measures embedded within the Scheme as per the Design Principles, Parameters and Commitments [APP-213], which will support the delivery of biodiversity gains. These include of stand-off distances and buffers along the edges of sensitive habitats (woodlands, trees, hedgerows, ponds and watercourses) which will be subsequently reinforced and enhanced in accordance with the Outline LEMP [APP-199]. As these buffers will be protected during construction in accordance with the Outline CEMP [APP-196] it is likely that establishment will occur early in the lifetime of the project and support with the attainment of values presented in the Biodiversity Net Gain Report [APP-218]. A LEMP will be created prior to implementation of the Scheme by, or on behalf of, the Applicant, and will be approved by the relevant planning authority pursuant to Requirement 7 in the Draft DCO [AS-032], which will include a detailed monitoring schedule.	Under discussion
NWT EB - 20	Cumulative Impact	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044]	NWT does not consider that cumulative ecological effects can be dismissed lightly. Norfolk is currently experiencing increasing pressure from major energy, grid and infrastructure proposals. Whilst individual projects may conclude that impacts are limited, cumulative effects may arise through: • progressive loss of farmland habitat; • fragmentation of ecological networks; • degradation of bat commuting landscapes; • pressures upon protected species populations; • reduction in landscape-scale habitat permeability. NWT considers that cumulative effects on bats are of particular importance given the Applicant's identification of a nationally important assemblage and the dependence of many species upon extensive connected landscapes.	The Applicant acknowledges the pressure of the continued development of energy projects in Norfolk. Notwithstanding this, the assessment of cumulative effects should be based on the 'best available' information, which at the time of writing is the information provided in Volume 3, Appendix 2.4 - Cumulative Schemes [APP-116]. However, the Design principles, Parameters and Commitments [APP-213] which retain and enhance important ecological features such as woodland, hedges and watercourses, as well as safeguards during construction, operation and decommissioning (as presented in the Outline CEMP [APP-196], the Outline OEMP [APP197] and the Outline DEMP [APP-198]) which will keep ecological networks in place. As per the Outline LEMP [APP-199] these features will be enhanced and supported with new planting to promote bat use as well as being intrinsic to the ecology of other species (e.g. breeding birds). With reference to bats and based on the assessment in Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044], the operation of this Scheme would be positive for roosting, foraging and commuting bats.	Under discussion

NWT EB - 21	Ecology Stakeholder Group	Outline LEMP [APP-199]	Considering the significant complexities involved in ensuring the mitigation and compensation habitats proposed for this Scheme meet the required outcomes, we propose that an Ecological Stakeholder group is set up, to advise on the Scheme's design and ongoing management of ecological areas and be reactive to monitoring data and difficulties in habitat establishment on site.	The Applicant acknowledges the proposal by NWT to create an Ecology Stakeholder Group and welcomes ongoing engagement on this matter.	Under discussion
NWT EB - 22	Outline Landscape and Ecology Management Plan	Outline LEMP [APP-199]	The Outline Landscape and Ecology Management Plan includes ecological monitoring proposals but does not appear to include specific monitoring of barbastelle bats or wider bat assemblages. NWT requests that the final management plan includes: • Bat monitoring before, during and after construction; • Monitoring of barbastelle commuting routes; • Monitoring of fen hydrology where HDD works occur nearby; • Monitoring of habitat establishment and restoration success; • Adaptive management measures should monitoring identify adverse effects	Table 4.1 in the Outline LEMP [APP-199] provides proposed management prescriptions and monitoring activities specific to various landscape/ecological features, but also for bat boxes which will be inspected annually for crevice dwelling species. During construction the Outline CEMP [APP-196] has a requirement to produce method statements for Horizontal Directional Drilling (HDD) techniques which will be in accordance with the Design Principles, Parameters and Commitments [APP-213] and have a minimum of 5m depth below the surveyed bed of main rivers or a maximum depth of 12m below ground level dependent on ground conditions for individual trenchless bores. The design principles require a buffer of 30m from County Wildlife Sites / SSSIs and a minimum distance of 10m from rivers, watercourses or ditches such that impacts can be avoided. Nonetheless, the Applicant acknowledges the opportunity to monitor fen hydrology on completion of HDD works As ancient woodland, trees with potential roost features, ditches and hedgerows are being protected during construction, in line with the Outline CEMP [APP-196] there will be no loss of roosts due to the Scheme. Further, additional planting and the enhancement of habitat networks (hedges and ditches) will support the movement of barbastelle bats across the landscape.	Under discussion
NWT EB - 23	Concluding remarks	ES Volume 1, Chapter 8 – Ecology and Biodiversity [APP-044] ES Volume 3, Appendix 8.10 Outline Protected Species Mitigation Strategy [APP-161] Biodiversity Net Gain Report [App-218] Biodiversity Net Gain Statutory Metric [App-219]	NWT supports the transition to renewable energy and acknowledges the role solar energy can play in addressing climate change. However, NWT considers that the application raises significant ecological issues requiring detailed examination. In particular, NWT considers that the implications of the Scheme for bats, habitat connectivity, farmland biodiversity and long-term ecological function have not yet been demonstrated with sufficient certainty.	The Applicant acknowledges the advice of NWT regarding the Examination. The Applicant is satisfied that the assessment set out in Volume 1, Chapter 8 - Ecology and Biodiversity [APP-044] is robust and relies on information gathered from detailed surveys of habitats and protected species which have been carried out by suitably qualified staff and in accordance with current guidelines and best practice. The Applicant has incorporated embedded mitigation through a variety of design principals in Design Principles,	Under discussion

		Outline LEMP [APP-199]		Parameters and Commitments [APP-213] to minimise impacts to environmental receptors, while incorporating a number of structured and considered measures to protect habitats and species during all stages of the Scheme via the Outline CEMP [APP-196], the Outline OEMP [APP-197] and the Outline DEMP [APP-198]. Specifically, a number of stand-off distances will be applied when working near ancient woodland, woodland and trees, hedgerows, watercourses, ponds and ditches. The approach to ensuring protected species are safeguarded has been set out in the ES Volume 3, Appendix 8.10 - Outline Protected Species Mitigation Strategy [APP-161] which includes licence requirements, method statements and the appointment of an Ecological Clerk of Works. While quantifiable net gains are not required for this project, the Applicant has sought to provide details on its approach to habitat creation and enhancement in the Biodiversity Net Gain Report [APP-218] compliant with the Biodiversity Net Gain Statutory Metric [APP-219]. The opportunity to deliver benefits to nature may amount to a 37.42% gain for habitats, 31.35% for hedgerows and 16.08% for watercourses. How and where these habitats will be located within the Order Limits is presented in the Outline LEMP [APP-199] which includes detailed prescriptions and a management programme for the duration of the establishment phase.	
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3.4 Landscape and Visual

Table 3.3: Landscape and Visual

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
NWT LV - 1	Green Infrastructure Strategy	ES Volume 1, Chapter 7 - Landscape and Visual [APP-043] Outline Landscape and Ecology Management Plan (LEMP) [APP-199]	Placeholder – awaiting NWT's Position.	The approach and proposals for embedded mitigation set out within ES Volume 1, Chapter 7 - Landscape and Visual [APP-043], considers the landscape and visual matters associated with the Scheme as part of an iterative process. Embedded mitigation measures include the use of appropriate setbacks, sensitive siting of built elements, and the retention of existing vegetation, alongside the incorporation of landscape proposals designed to integrate the Scheme into the surrounding context. These measures have been taken into account within the LVIA. The Applicant considers that this embedded mitigation, secured through the Outline LEMP [APP-199], forms a fundamental part of the Scheme.	Under Discussion
NWT LV - 2	Mitigation Landscape and Ecological Management Plan	ES Volume 1, Chapter 7 - Landscape and Visual [APP-043] Outline LEMP [APP-199]	Placeholder – awaiting NWT's Position.	The Applicant considered the proposed landscape measures which include woodland, hedgerows, and trees proposed within the Outline LEMP [APP-199] have been carefully sited with regard to existing characteristic landscape features. The OLEMP establishes a framework for the Scheme, with all details subject to further work and stakeholder engagement. The OLEMP provides an overview of how measures will be implemented, including roles and responsibilities of individual parties. It defines objectives for creation and management of new landscape and ecology measures, including prescriptions and targets for function/condition, and outline measures for management activities. Outline specifications for management activities and monitoring are also included.	Under Discussion

4 Signatories

4.1.1 The above SoCG is agreed between East Pye Solar Limited (the Applicant) and Norfolk Wildlife Trust, as specified below.

4.1.2 Duly authorised for and on behalf of East Pye Solar Limited.

Name:	
Job Title:	
Date:	
Signature:	

4.1.3 Duly authorised for and on behalf of Norfolk Wildlife Trust.

Name:	
Job Title:	
Date:	
Signature:	

Appendix A Record of Engagement

A.1.1 The parties have engaged throughout the pre-application stage, including technical meetings and regular planning meetings. In addition, the following stages of consultation has taken place:

- Non-statutory consultation ('Phase One' consultation) held between 23 October and 6 December 2024;
- Statutory consultation ('Phase Two' consultation) held between 18 June and 6 August 2025; and
- Targeted consultation held between 22 October and 26 November 2025.

A.1.2 A summary of meetings and key correspondence taken place between the parties in relation to the Application is provided in **Table A.1**.

Table A.1: Record of Engagement

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
Project Wide		
14 November 2024	Meeting	• Meeting to introduce the Scheme and the Applicant. • NWT discussed points raised in written correspondence.
18 December 2025	Virtual Meeting	• Solar Development Project Overview • Habitat Creation and Mitigation Strategies • Biodiversity Net Gain Delivery and Monitoring • Community Benefits and Research Opportunities • Sensitive Habitat and Species Protection
July 2025	Response to Statutory Consultation	• NWT provided their response to the Statutory Consultation
28 May 2026	Virtual Meeting	• Site Selection • Seed sourcing for grassland creation

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
		Scheme design approach to designated features
01 September 2026	Email	First draft SoCG issued to consultee.
September 2026	Email chain	Discussion of sharing and commenting on the first draft of the SoCG, agreement that NWT will be providing comment after Deadline 1.
Ecology and Biodiversity		
12 November 2024	Written correspondence (pre-app engagement)	- Deliverability of BNG and nature recovery - Habitat enhancement and species recovery. - Retention of habitat connectivity. - Protection of woodland and sensitive habitats. - Barbastelle bat impacts. - Ecological constraints informing design. - Protection of CWSs. - Protected and priority bird species. - Long-term ecological monitoring.
18 December 2025	Virtual Meeting -	- Solar development project overview. - Habitat creation and mitigation strategies. - BNG delivery and monitoring. - Community benefits and research opportunities. - Protection of sensitive habitats and species.

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
28 May 2026	Virtual Meeting	• Site selection. • Seed sourcing for grassland creation. • Design approach to designated features.
Pre-app engagement	Online meeting (14 November 2024)	• NWT discussed points raised in written correspondence.