



East Pye Solar
Statement of Common Ground: National Gas
Transmission Plc

Revision 1
October 2026

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Rule 8(1)(e) Infrastructure Planning (Examination Procedure) Rules 2010

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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 National Gas Transmission Plc (NGT). Collectively, the Applicant and NGT 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 NGT.
- 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
Protective Provisions	NGT PPCA-1

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 National Gas

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 NGT at the point of this document being published.

3.2 Protective Provisions, Compulsory Acquisition and NGT Assets

Table 3.1: Protective Provisions, Compulsory Acquisition and NGT Assets

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant Position	Status
NG PPCA-1	Protective Provisions	Draft DCO [AS-032]	NGT require protective provisions to be included within the draft Order to ensure that the apparatus and associated land interests are adequately protected and that relevant safety standards are complied with during construction and operation of the Project. NGT's standard form of protective provisions ("Protective Provisions") have been commercially assessed and deemed necessary in their entirety in order to protect its assets. As such, it is this standard form of Protective Provisions which NGT require to be included on the face of the Order in order to ensure adequate protection. NGT has identified the FM05 Yelverton–Stowmarket Feeder Main and associated apparatus within or close to the Order Limits. NGT's position is that the Applicant must protect these assets and comply with relevant safety requirements for works undertaken in their vicinity.	The Draft DCO [AS-032] currently contains draft Protective Provisions for the protection of NGT at Part 5 of Schedule 14 (Protective Provisions) to the Order. The Applicant and NGT are currently negotiating the form of bespoke Protective Provisions to be contained within the Draft DCO. These provisions ensure that NGT's approval is required for any works that may affect NGT's apparatus or property. As a result, there will be no serious detriment to NGT's undertaking.	Under Discussion
NG PPCA-2	Protective Provisions	Draft DCO [AS-032]	Unless and until NGT is satisfied that adequate protections have been secured by way of agreed protective provisions, NGT must object to the Order, and participate in the Examination as necessary.	As above.	Under Discussion
NG PPCA-3	Compulsory Acquisition	N/A	Where the Applicant intends to acquire land or rights, or interfere with any of NGT's interests in land, NGT will require further discussion with the Applicant.	The Applicant agrees with this comment and will engage with NGT if required.	Under Discussion
NG PPCA-4	Maintenance of Access and Easement Rights	Draft DCO [AS-032]	NGT requires that access to inspect, maintain, repair and renew its pipeline infrastructure is maintained at all times and must not be restricted.	The Draft DCO [AS-032] currently contains draft Protective Provisions for the protection of NGT at Part 5 of Schedule 14 (Protective Provisions) to the Order. The Applicant and NGT will engage to agree the form of bespoke Protective Provisions to be contained within the Draft DCO. The Protective Provisions provide that the undertaker may not otherwise than by agreement appropriate or acquire or take temporary possession of any land or apparatus belonging to NGT, or appropriate, acquire, extinguish, interfere with or override any easement, other interest or right and/or apparatus of NGT. The Protective Provisions ensure that NGT's apparatus is appropriately protected and includes a	Under Discussion

				requirement for NGT’s access to its apparatus to be maintained, including in any streets subject to restricted access under the DCO.	
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4 Signatories

4.1.1 The above SoCG is agreed between East Pye Solar Limited (the Applicant) and National Gas Transmission Plc, 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 National Gas Transmission Plc.

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. 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 that have 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
National Gas		
10 January 2025	Virtual Meeting	• Discussed NGT easements, requirements and restrictions
15 January 2025 – 13 February 2025	Email	• Email chain following meeting setting out NGT requirements and advice.
03 December 2025	Email	• Issues tracker shared with NGT by Applicant
02 January 2026	Email	• NGT response on issues tracker including reference to Electrical Impact Assessment
8 April 2026 – 01 May 2026	Email	• Follow ups from NGT on electrical impact assessment and protective provisions.
02 September 2026	Email	• Applicant shared first version of SoCG with consultee.
10 September 2026	Email	• NGT confirm they cannot engage on the SoCG until undertaking provided in respect of their fees.

