



East Pye Solar
Statement of Common Ground: Anglian Water
Services

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 Anglian Water Services (AWS). Collectively, the Applicant and AWS 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 AWS.
- 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.
- 1.3.4 A record of engagement is provided at Appendix A.

Table 1.1: Topic Referencing

Topic	Reference
Protective Provisions and AWS Assets	AWS PP
Water Demand and Supply	AWS WDS
Flood Risk	AWS FR

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 Anglian Water Services

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 AWS at the point of this document being published.

3.2 Protective Provisions and AWS Assets

Table 3.1: Protective Provisions and AWS Assets

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
AWS PP - 1	Protective Provisions	Draft DCO [AS-032]	AWS confirms that its Bespoke Protective Provisions have been included within the draft DCO and raises only a minor drafting amendment. AWS supports the inclusion of protective provisions to safeguard its assets and ensure appropriate engagement during detailed design and construction.	The Applicant notes AWS' comments regarding its bespoke protective provisions and its existing water and sewerage assets. The Applicant is willing to incorporate the minor alteration to the PP's as proposed by AWS. Namely, to reinstate the wording "1991 Act" means the <i>New Roads and Street Works Act 1991</i>." This update will be made in the next iteration of the Draft DCO [AS-032]. The Applicant is confident that the protective provisions can therefore be agreed.	Under discussion
AWS PP - 2	Protection of Existing Water and Sewerage Assets	Draft DCO [AS-032]	AWS has numerous water supply and sewerage assets within and adjacent to the Order Limits. AWS's position is that the design should minimise interactions with these assets and avoid diversions where possible. Appropriate stand-off distances, clash detection reviews and asset protection measures (including the Bespoke Protective Provisions) are required where interfaces occur.	The Applicant notes AWS' comments regarding existing water and sewerage assets. Effects on utilities are assessed in ES Volume 1, Chapter 18 – Other Environmental Matters [APP-054] and shown on ES Volume 2, Figure 18.1 - Utilities Plan [APP-110]. The bespoke protective provisions for AWS incorporated at Part 6 of Schedule 14 of the draft DCO [AS-032] include the stand-off distances requested in AWS' Relevant Representation [RR-0114] and require AWS' approval (including technical details) of any works that will or may affect AWS' apparatus. The Applicant will continue to engage with AWS in an effort to minimise interaction with AWS assets and to coordinate appropriate engagement during detailed design and construction of the Scheme in accordance with the bespoke protective provisions for the protection of AWS in the draft DCO [AS-032]. The Applicant considers that the bespoke protective provisions will provide adequate protection to AWS and enables land and rights to be acquired for the Scheme without serious detriment to the carrying on of AWS's undertaking. The Applicant will engage with AWS to agree the methodology for clash detection, including the	Under discussion

				identification, assessment and resolution of potential conflicts between the Scheme and existing AWS assets.	
AWS PP - 3	Outline Management Plan Documents	Outline CEMP [APP-196], Outline OEMP [APP-197], Outline DEMP [APP-198] Outline CTMP [APP-201] Draft DCO [AS-032].	AWS notes the submission of these framework documents construction/ operation/ decommissioning environmental management plans; and construction traffic management plan. AWS would welcome specific reference on how the interfaces with utility assets such as for sewers and water supply within the Order Limits will be managed through the construction of haul roads and bellmouths. Whilst Protective Provisions should address those interfaces with our assets, AWS would welcome further discussion with the Applicant regarding such matters through the SoCG.	The Applicant will continue to engage with AWS on interfaces with its assets, in accordance with the bespoke protective provisions for AWS in the Draft DCO [AS-032]. In addition to the commitments in the protective provisions, Table 3.16 of the Outline CEMP [APP-196] contains measures relating to construction works in proximity to utilities including a commitment to liaise with utility providers prior to commencing construction regarding construction timelines, activities, proximity to assets and construction management measures. This would include discussions regarding the construction of haul roads and bell mouths and the use of plant and machinery. Detailed CEMP, OEMP, DEMP and CTMP will be substantially in accordance with the Outline CEMP [APP-196], the Outline OEMP [APP-197], the Outline DEMP [APP-198] and the Outline CTMP [APP-201], secured through Requirements 13, 14, 21 and 15 respectively of the draft DCO [AS-032]. The Applicant welcomes further engagement with Anglian Water through the Statement of Common Ground process.	Under discussion

3.3 Water Demand and Supply

Table 3.2: Water Demand and Supply

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
AWS WDS - 1	Water Supply and Demand	Environmental Statement Volume 1, Chapter 9 – Water Environment [APP-045] Environmental Statement Volume 3, Appendix 9.3 - Water Resources Assessment [APP-164]	AWS notes that the Scheme lies within water resource zones experiencing water stress and supports the proposed approach of tankering for water supply and rainwater harvesting and on-site storage for non- potable water, rather than seeking new large-scale potable water connections.	The Applicant welcomes that the Anglian Water is supportive of the use of tankering for water supply and rainwater harvesting and on-site storage for non-potable water. ES Volume 3, Appendix 9.3 - Water Resources Assessment [APP-164] includes an assessment of water supply and demand, with tankering identified as the preferred method of supply for potable water. Rainwater harvesting and on-site storage have been identified as preferred option for supply of non-potable water. New groundwater or surface water abstraction options have been scoped out due to the water scarcity in the region. The Applicant notes AWS's current position on new unplanned non-domestic water requests and welcomes continued engagement with Anglian Water throughout the Examination process. The Applicant will also explore tankering options outside the AWS region to meet Scheme demand. The Applicant also confirms that the water required for fire suppression and decommissioning of the site will also be acquired through tankering. It is acknowledged that the decommissioning phase will begin in 2091, when it is assumed that the current pressure on water supplies from climate change and abstraction licence reductions will remain. The Applicant notes the inconsistency in the water demand for the various stages and confirms that the operation and maintenance phase will have the highest water demand. The Applicant confirms that the use of storage facilities for potable and non-potable water to reduce the number of visits to the sites will also be in place prior to commencement.	Agreed

				The Applicant confirms that the water required for fire suppression and decommissioning of the site will also be acquired through tankering as outlined in ES Volume 3, Appendix 9.3 - Water Resources Assessment [APP-164]. The Applicant notes AWS's current position on new unplanned non-domestic water requests and welcomes continued engagement with Anglian Water throughout the Examination process. The Applicant will also explore tankering options outside the AWS region to meet Scheme demand. In regards to decommissioning, it is assumed that the same current water pressures in the area will be present and therefore, the water use approach during decommissioning and construction should align.	
AWS WDS - 2	Water Resources and Water Supply	Environmental Statement Volume 1, Chapter 9 – Water Environment [APP-045] Environmental Statement Volume 3, Appendix 9.3 - Water Resources Assessment [APP-164]	AWS notes that the Scheme lies within water resource zones experiencing water stress and supports the proposed approach of tankering water supplies rather than seeking new large-scale potable water connections. AWS seeks clarification regarding water sourcing during decommissioning and the source of fire-fighting water supplies for the BESS.	The Applicant welcomes that the Anglian Water is supportive of tankering as the option to supply the Scheme and confirms that the tankered water would be supplied by a tankering company operating outside of the Anglian Water region as a response to AWS's current position on new unplanned non-domestic water requests. The Applicant also confirms that the water required for fire suppression and decommissioning of the site will also be acquired through tankering. It is acknowledged that the decommissioning phase will begin in 2091 where it is assumed that the current pressure on water supplies from climate change and abstraction licence reductions will remain.	Agreed

3.4 Flood Risk

Table 3.3 Flood Risk

Reference	Matter Topic	Document Reference of Matters	Consultee Position	Applicant's Position	Status
AWS FR - 1	Interaction of flood risk with Anglian Water Assets (RR-0014)	Environmental Statement Volume 1, Chapter 9 – Water Environment [APP-045] Environmental Statement Volume 3, Appendix 9.1 – Flood Risk Assessment and Outline Surface Water Drainage Strategy [AS-018]	Flooding from other sources should include reference to AWS infrastructure and further detail provided regarding potential temporary effects on flood risk from third party infrastructure works during construction of the Project should be provided in the FRA, given the interfaces between the Project and AWS assets. AWS also welcomes 'clarification on how resultant impacts on the local drainage/ sewerage network will be designed as part of the detailed scheme.'	The Applicant notes this comment on the effects on flood risk from the Scheme's construction phases on local drainage/sewerage networks. Construction compounds and internal haul routes will incorporate appropriate surface water and pollution management measures as contained within and secured by the Outline CEMP [APP-196] to ensure that flood risk is not increased within the Order Limits or elsewhere. The commitment to providing the measures above is also contained within and secured by the Design Principles, Parameters and Commitments [APP-213] which is secured through Requirement 5 of the DCO.	Under discussion
AWS FR - 2	Contamination risks	Environmental Statement Volume 1, Chapter 9 – Water Environment [APP-045] Environmental Statement Volume 3, Appendix 9.1 – Flood Risk Assessment and Outline Surface Water Drainage Strategy [AS-018]	AWS also states in RR-0114 that 'there remains some uncertainty regarding the potential for the solar PV development to affect subsurface water. Accordingly, it is important that the Project adopts appropriately designed systems to minimise any risk of contamination, including the avoidance of PFAS-containing coatings where possible.'	Pollution management measures for all phases of the Scheme are contained within and secured by the Outline CEMP [APP-196], the Outline OEMP [APP-197] and the Outline DEMP [APP-198]. As set out in Section 9 of ES Volume 3, Appendix 9.1 – Flood Risk Assessment and Outline Surface Water Drainage Strategy [AS-018] solar panels will not contain PFAS and components or manufacturing steps involving PFAS will be avoided where there is reasonable alternative. This is secured within the Design Principles, Parameters and Commitments [APP-213].	Under discussion

4 Signatories

4.1.1 The above SoCG is agreed between East Pye Solar Limited (the Applicant) and Anglian Water Services, 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 Anglian Water Services.

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
Water Environment		
7 April 2025	Virtual Meeting	Key Topics: • Consideration of sources of water supply (public and non-public water supply). • The impacts of local water scarcity on the scheme. • Anglian Waters Water Resources Assessment Form • Estimation of water demands during the 3 phases of the scheme. Key Outcomes: • Development of a Water Resource Assessment accompanying the Environmental Statement as part of the DCO application. • Anglian Water provided the Anglian Waters Water Resources Assessment Form

Date	Form of Correspondence	Key Topics Discussed and Key Outcomes
6 August 2025	Response to Statutory Consultation	• AWS provided their response to Statutory Consultation which included comments on water resources, FRA, WRA Scoping and interaction with AWS assets including clash detection.
4 June 2026	Email	• Project team inviting AWS to engage in an SoCG
28 August 2026	Email	• Project team share draft SoCG with AWS
02 September 2026	Email	• AWS confirm receipt of SoCG and provide comments
23 September 2026	Email	• Project team share SoCG to be submitted at Deadline 1 with AWS with comments addressed.