



East Pye Solar Statement of Commonality

Revision 1

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1 Introduction

1.1 Purpose of the document

- 1.1.1 This Statement of Commonality has been prepared on behalf of East Pye Solar Limited (the 'Applicant') in relation to an application for a Development Consent Order (DCO) (the 'DCO Application') for East Pye Solar (the 'Scheme'), pursuant to the Planning Act 2008 (PA 2008).
- 1.1.2 This document provides the Examining Authority (the ExA) with the latest position on the Statements of Common Ground (SoCG) between the Applicant and relevant consultees and Interested Parties in relation to the Scheme. This Statement of Commonality will be updated at each Deadline throughout the course of the Examination, as a record of progress being made with SoCG parties.

1.2 Structure of the Statement of Commonality

- 1.2.1 This Statement of Commonality document is structured as follows:
- Section 2 details the structure of each SoCG document and provides a list of the SoCGs that have been produced to date;
 - Section 3 addresses the current status of each SoCG; and
 - Section 4 sets out the commonality between topics covered in SoCGs.

2 Position

2.1 Structure of the SoCGs

- 2.1.1 Each SoCG adopts a standard format to ensure consistency in the approach taken to documenting the matters agreed, matters subject to ongoing discussion, or matters that are not agreed.
- 2.1.2 Each of the SoCGs are structured in the following way:
- Section 1 introduces the SoCG and the relevant parties;
 - Section 2 provides a brief description of the Scheme;
 - Section 3 details those matters agreed, those matters under discussion and those matters which have not been agreed; and
 - Appendix A provides a summary of engagement between the Applicant and the relevant party to date.

2.2 List of SoCGs

- 2.2.1 Following ongoing engagement with relevant statutory and non-statutory consultees, the Applicant has submitted the following SoCGs:
- SoCG with Norfolk County Council **[EN0110014/EXAM/9.4]**
 - SoCG with South Norfolk County Council **[EN0110014/EXAM/9.5]**
 - SoCG with Environment Agency **[EN0110014/EXAM/9.6]**
 - SoCG with Norfolk Wildlife Trust **[EN0110014/EXAM/9.7]**
 - SoCG with Historic England **[EN0110014/EXAM/9.8]**
 - SoCG with National Grid Electricity Transmission **[EN0110014/EXAM/9.9]**
 - SoCG with Natural England **[EN0110014/EXAM/9.10]**
 - SoCG with National Gas Transmission **[EN0110014/EXAM/9.11]**
 - SoCG with National Highways **[EN0110014/EXAM/9.12]**
 - SoCG with Anglian Water Services **[EN0110014/EXAM/9.13]**
 - SoCG with General Aviation Awareness Council **[EN0110014/EXAM/9.14]**
 - SoCG with Norfolk Gliding Club **[EN0110014/EXAM/9.15]**

3 Current Status of SoCGS

3.1 Summary of Current Position

- 3.1.1 Table 3.1 provides a high-level position on the status of each SoCG and, where necessary, includes further detail to aid the understanding of each status.
- 3.1.2 The terms used in Table 3.1 are as follows:
- Initial SoCG – the SoCG has been drafted by the Applicant (user matters identified from engagement with the party alongside responses to Consultation and Relevant Representations) and has been shared by the Applicant and is with the consultee for review. This initial draft has not yet had feedback from the consultee (or feedback was not received in time to be incorporated in this deadline submission) and is therefore not signed off.
 - Draft SoCG – the SoCG is being discussed between both parties but is yet to be signed off as there are matters outstanding.
 - Final SoCG – the SoCG has been agreed upon by both parties, with no outstanding matters to resolve.

Table 3.1 – Current Status of SoCGs

Document Ref.	Relevant Party	Position at Deadline 1	Position at Deadline 3	Position at Deadline 6
EXAM/9.5	Norfolk County Council	Draft SoCG		
EXAM/9.6	South Norfolk District Council	Draft SoCG		
EXAM/9.7	Environment Agency	Draft SoCG		
EXAM/9.8	Norfolk Wildlife Trust	Initial SoCG		
EXAM/9.9	Historic England	Draft SoCG		
EXAM/9.10	National Grid Electricity Transmission	Initial SoCG		
EXAM/9.11	Natural England	Draft SoCG		
EXAM/9.12	National Gas Transmission	Initial SoCG		
EXAM/9.13	National Highways	Draft SoCG		
EXAM/9.14	Anglian Water Services	Draft SoCG		
EXAM/9.15	General Aviation Awareness Council	Initial SoCG		
EXAM/9.16	Norfolk Gliding Club	Initial SoCG		

4 Commonality

- 4.1.1 This section provides a summary of the main topics covered by the SoCGs and identifies where there is a commonality in topics between the SoCG parties.
- 4.1.2 Table 4.1 has been produced to set out the topics covered across the SoCGs and the status of the matter at the submission stage with the relevant party. The colour coding used within said table is outlined below.
- 4.1.3 The colours of each cell correspond to the status table in each individual SoCG.

Table 4.1 – Status Key

Not relevant to SoCG
Matter Agreed
Matter Under Discussion
Matter Not Agreed

Table 4-1 - List of and Status of SoCGs

	Draft DCO / Scheme Design	EIA / Cumulative Effects	Landscape and Visual	Ecology and Biodiversity	Arboriculture	Transport Highways and access	Water Environment	Ground Conditions	Socio- Economics	Cultural Heritage	Air Quality	Noise and Vibration	Waste	Soils and Agrirulture	Compensation and community benefits	Other environmental matters	EMF	Tibenham Airfield
Norfolk County Council																		
South Norfolk Council																		
Natural England																		
Environm ent Agency																		
Norfolk Wildlife Trust																		
National Highways																		
Historic England																		
Anglian Water Services																		
National Grid																		
National Gas																		
General Aviation Awarenes s Council																		
Norfolk Gliding Club																		

5 Positions at Deadline 1

- 5.1.1 This section provides a summary of the position reached across all SoCGs being progressed at Deadline 1. The Applicant will continue to engage with those parties through the examination on matters which are ongoing.

5.2 Norfolk County Council

- 5.2.1 The draft Statement of Common Ground with NCC was shared with the consultee on 28 August 2026, with correspondence throughout September 2026 aiming to meet to discuss the SoCG.
- 5.2.2 An initial meeting was held with both NCC and SNDC at the earliest achievable date with the parties on 28 September 2026 to discuss the following matters.
- General SoCG approach and programme;
 - SoCG tables: Draft DCO, EIA matters, compensation and community benefit;
 - Design matters; and
 - DCO Interrelationships Report: The Parties agree that engagement on the form and content of the DCO Interrelationships Report will continue during the Examination, and that the Applicant intends to submit the report at a later stage of the Examination.
- 5.2.3 A separate meeting was held with the LLFA, to discuss the SoCG on the 1 October 2026. With regard to the water environment, most matters have been left 'under discussion' with a further meeting scheduled for in three weeks. Some updated dialogue is included to show where discussions have progressed. For NCC WE – 5, the LLFA suggested a plan showing plot information to show contours of ground water levels, this is being considered by the wider technical team.
- 5.2.4 This SoCG reflects the Parties' current positions at the time of submission; however, the Applicant will continue to engage with Norfolk County Council (NCC) during the Examination with a view to progressing agreement on outstanding matters.
- 5.2.5 NCC has raised concerns that the transport-related matters presented within the draft SoCG do not fully reflect its current position. The Applicant has reviewed its records and does not hold correspondence setting out these transport-related concerns from July 2026. This feedback was provided by NCC during discussions on 28 September 2026 and will be considered as part of ongoing engagement between the Parties. The Applicant will work

with NCC to review and, where appropriate, update the transport-related matters and positions in advance of the Deadline 3 SoCG submission.

5.3 South Norfolk Council

- 5.3.1 The initial Statement of Common Ground with SNDC was shared with the consultee on 1 September 2026.
- 5.3.2 The Applicant and SNDC have engaged in four separate meetings to discuss technical matters. The meetings consisted of the following topics:
- 8 September 2026 - Noise, Air Quality, EMF and Ground Conditions;
 - 9 September 2026 - Planning, EIA, Socioeconomics and Waste;
 - 21 September 2026 - Ecology, Landscape and Heritage; and
 - 22 September 2026 – continued discussion on Ecology.
- 5.3.3 The Applicant received detailed comments based on these meetings on 02 October 2026. The Applicant was able to review and incorporate the majority of these comments in the SoCG at Deadline 1.
- 5.3.4 However some matters, primarily relating to ecology, require greater review or further engagement. In these instances, the matter remains under discussion and therefore the SoCG will be updated in this respect at Deadline 3.
- 5.3.5 Engagement will continue based on these discussions and the SoCG at Deadline 3 will reflect this.
- 5.3.6 A further meeting was held with both NCC and SNDC on 28 September 2026 to discuss the following matters.
- General SoCG approach and programme;
 - SoCG tables: Draft DCO, EIA matters, compensation and community Benefit;
 - Design matters; and
 - DCO Interrelationships Report: The Parties agree that engagement on the form and content of the DCO Interrelationships Report will continue during the Examination, and that the Applicant intends to submit the report at a later stage of the Examination.

5.4 Natural England

- 5.4.1 The initial Statement of Common Ground with Natural England was shared with the consultee on 28 August 2026 and a meeting with Natural England was held on 11 September 2026.
- 5.4.2 Natural England has provided comments on the SoCG, which have been incorporated into the version submitted at Deadline 1. The SoCG has progressed with both Ecology and Biodiversity and Landscape and Visual matters being agreed.
- 5.4.3 The Parties agree to continue engagement throughout the Examination with a focus on Soils and Agriculture, and a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.5 Environment Agency

- 5.5.1 The initial SoCG with the EA was shared with the consultee on 1 September 2026. The consultee has received the draft SoCG, however detailed comments have not yet been provided by EA.
- 5.5.2 The applicant has met with the EA multiple times, as outlined in the SoCG.
- 5.5.3 The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.6 Norfolk Wildlife Trust

- 5.6.1 The initial Statement of Common Ground with NWT was shared with the consultee on 1 September 2026.
- 5.6.2 At the time of submission, Norfolk Wildlife Trust had not yet completed its internal review of the document and has agreed to submission of the Statement of Common Ground in its current form, with matters marked as under discussion.
- 5.6.3 The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.7 National Highways

- 5.7.1 The initial Statement of Common Ground with NH was shared with the consultee on 8 September 2026.
- 5.7.2 NH responded with confirmation of their position on 18 September 2026, with their concerns predominately relating to the Strategic Road Network (SRN).

- 5.7.3 The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.8 Historic England

- 5.8.1 The initial Statement of Common Ground with Historic England was shared with the consultee on 2 September 2026 and a meeting with Historic England was held on 14 September 2026.
- 5.8.2 The SoCG has progressed, however some matters remain under discussion. The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.9 Anglian Water Services

- 5.9.1 The initial Statement of Common Ground with Anglian Water Services was shared with the consultee on 28 August 2026, and AWS provided comment on 4 September 2026.
- 5.9.2 East Pye has considered these comments and provided an updated SOCG to AWS. The SoCG has progressed, however, some matters remain under discussion. The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.10 National Grid

- 5.10.1 The initial Statement of Common Ground with National Grid was shared with the consultee on 2 September 2026. At Deadline 1 there has been no response yet from National Grid.

5.11 National Gas

- 5.11.1 The initial Statement of Common Ground with National Gas was shared with the consultee on 2 September 2026. At Deadline 1 there has been no response yet from National Grid on the SoCG.

5.12 General Aviation Awareness Council

- 5.12.1 The initial Statement of Common Ground with GAAC was shared with the consultee on 7 September 2026.
- 5.12.2 At the time of submission, GAAC had not yet completed its internal review of the document but has agreed to submission of the Statement of Common Ground in its current form, with matters marked under discussion.

- 5.12.3 The Parties agree to continue engagement throughout the Examination, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.

5.13 Norfolk Gliding Club

- 5.13.1 The initial Statement of Common Ground with NGC was shared with the consultee on 7 September 2026.
- 5.13.2 At the time of submission, Norfolk Gliding Club had not yet completed its internal review of the document and has agreed to submission of the Statement of Common Ground in its current form.
- 5.13.3 A meeting is scheduled for 14 October 2026, with a view to progressing and updating the SoCG ahead of a further submission at Deadline 3.