



Norfolk County Council

Response to Examining Authority's first questions (ExQ1)

East Pye Solar (EN0110014)

Deadline 1 – 06 October 2026

1. Design, parameters and other details of the proposed development		
Q1.1.1	The applicant, Norfolk County Council (NCC) and SNDC	Design Approach Document [APP-212] and Design Principles, Parameters and Commitments [APP-213] The applicant and local authorities are requested to engage with the aim of ensuring that the design principles, parameters and commitments are appropriately worded so that there can be appropriate certainty regarding the future submission of detailed design proposals and the achievement of good design. An update on this engagement is requested at deadline 1.
	NCC Response	A meeting was held jointly between the Applicant and both local authorities on 28 September 2026 to discuss the level of detail and certainty provided by the Design Principles, Parameters and Commitments [APP-213] document, including the design and finishes of infrastructure, the interaction between the National Grid substation and landscape planting, fencing and other mitigation. The Councils agreed to provide some precedent examples of design principles used on other schemes for the Applicant to consider. The legal controls for detailed design, including those applicable to the National Grid substation, are also being considered through ongoing discussions on Requirement 5 of the draft DCO, with further engagement between the parties' legal advisers proposed. Ongoing dialogue will take place between the parties with further meetings scheduled in the next 2 weeks. NCC understands that updates relating to design matters will be set out in the Design Principles, Parameters and Commitments [APP-213] document at a later deadline as engagement continues.
Q1.1.2	NCC	Roadside Nature Reserves NCC raised concern that the applicant has used older mapping which may not include newer Roadside Nature Reserves [RR-1451]. Can NCC confirm whether any additional Roadside Nature Reserves should be included in the application and provide any details of these?
	NCC Response	The applicant should review the locations of RNR sites found at Norfolk's Roadside Nature Reserves - Norfolk County Council and confirm that those with direct or indirect impact pathways have been identified and assessed. This website captures up-to-date information on these sites and should be used to update the assessment.
2. Landscape and visual		
Q1.2.1	The applicant, SNDC and NCC	Proposed substations SNDC has raised concerns [RR-1795] regarding the landscaping of the three proposed 400kV substations. a) The applicant is requested to provide further explanation for its proposed landscaping strategy in proximity of all the proposed substations (including National Grid, 400kV and 132kV substations), including how the proposals would effectively reduce and mitigate potential landscape and visual effects. b) The applicant is requested to engage with SNDC and NCC with the aim of ensuring that the proposed landscaping near to the proposed substations and other infrastructure is optimised taking account of potential landscape, visual and heritage effects. An update on this engagement is requested at deadline 1. This should also include ensuring the adequacy of measures contained in the relevant outline management plans.
	NCC Response	Discussions have commenced between the Applicant, NCC and SNDC regarding landscape matters. At a meeting on 28 September 2026, it was agreed that landscape-related issues should be progressed through further engagement between the relevant landscape specialists and consultants, and arrangements were made for NCC's landscape adviser to engage directly with the Applicant's team.
Q1.2.2	The applicant, NCC, SNDC	Advanced planting The applicant's response [PDA-008] to NCC's RR [RR-1451], seeking further clarification on the advance planting and phasing of landscape mitigation, states that it will explore proposals for advanced planting and review opportunities for additional commitments.

		The applicant, NCC and SNDC are requested to continue discussions on this and provide an update at deadline 1, including locations and components of the development where advanced planting would be beneficial in reducing and mitigating landscape and visual effects and how proposals for advanced planting would be secured through the DCO.
	NCC Response	NCC has commenced discussions with the Applicant and SNDC regarding advanced planting. At a meeting with the Applicant on 28 September 2026, it was agreed that further technical discussion is required to establish the principle and appropriate extent of advanced planting. NCC advised that the relevant landscape specialists should first identify the locations and components of the Proposed Development where advanced planting would be most beneficial in reducing landscape and visual effects, before considering the detailed planting proposals. The Applicant agreed that advanced planting would be included for discussion in the forthcoming discussions between the parties' landscape consultants, and NCC provided the Applicant with the contact details of its landscape adviser to facilitate this engagement.