

I request that the Examining Authority includes the “Cedars Cluster” — comprising The Cedars, Tumbrel Barn and Dairy Barn in Stratton St Michael — in a future site inspection, ideally during the leaf-off period.

These properties form a closely related group immediately adjacent to the proposed East Pye Solar development. The Cedars is a Grade II listed historic property dating back to the 1500s, and I believe a site visit is necessary for the Examining Authority to properly understand the relationship between these homes, their rural setting and the proposed development.

In particular, I would ask the ExA to observe the proximity and scale of the proposed development in relation to the Cedars Cluster, the existing open countryside setting, and the potential effects on heritage setting, residential outlook and landscape character.

Although parts of the cluster can be seen from public roads, I do not believe the relationship between the properties, their setting and the proposed development can be adequately appreciated from public land alone. I would therefore be very willing to provide access to The Cedars and its grounds if the ExA considers this appropriate. Access to the other private properties in the cluster would of course be subject to agreement with their respective owners.

A leaf-off inspection would be particularly helpful because it would allow the ExA to understand the genuine year-round relationship between the properties and the proposed development without summer vegetation obscuring views.

AI declaration: I used OpenAI ChatGPT to help draft and structure this comment from my own knowledge of the properties and the Planning Inspectorate’s Rule 6 letter. I have reviewed the wording and take responsibility for its accuracy.