

EAST PYE SOLAR PROJECT – EN0110014

Procedural Deadline A – Response to Rule 6 Letter request to participate in and attend ISH1

Morningthorpe and Fritton Parish Council

Interested Party Reference: FA1901E35

Date: 25th August 2025

Dear Examining Authority,

Morningthorpe and Fritton Parish Council welcomes the opportunity to respond to the Rule 6 letter and wishes to make the following requests concerning the scope of the Examination, Issue Specific Hearing 1 ("ISH1").

Matters requiring particular scrutiny

The Parish Council respectfully requests that the Examination gives particular scrutiny to:

- Whether Site 5 is an appropriate and adequately justified location for the proposed 400 kV Project Substation and associated solar infrastructure, including tracker panels of up to 4.5m in height, having regard to the combined scale, extent and character of the development and whether its siting accords with the relevant provisions of EN-5 concerning site selection, land-use effects, landscape and visual effects, screening and mitigation;
- The adequacy of the Applicant's site selection and alternatives assessment, including whether reasonable alternative locations for the 400 kV Project Substation have been properly identified, assessed and compared having regard to EN-1 and EN-5;
- The combined and cumulative landscape and visual effects of the 400 kV Project Substation, tracker panels and other infrastructure at Site 5, together with the effects of Site 7 and associated infrastructure, including how these elements would be experienced from surrounding roads, public rights of way, residential properties and heritage assets;
- The justification for development affecting Grade 2 Best and Most Versatile agricultural land, having regard to the relevant provisions of EN-3, including the preference for poorer-quality agricultural land where agricultural land is necessary and the expectation that BMV land should be avoided where possible;
- Impacts upon the setting and significance of Fritton Conservation Area and the Grade I listed Church of St Catherine, including the contribution made by their rural landscape setting and the combined effect of the substation, tracker panels and associated infrastructure upon that setting; and

- The potential effects of construction and operation upon groundwater, private water supplies and private sewage treatment systems, including whether the Applicant has adequately identified potentially affected receptors and assessed risks arising from construction, excavation, drainage, changes to groundwater conditions, pollution and other pathways;
- Whether the ecological assessment adequately identifies and assesses effects upon protected, priority, rare or otherwise notable species and their habitats, including potential direct, indirect and cumulative effects arising from Site 5 and associated infrastructure; and
- Cumulative impacts upon the local community, including construction traffic and access, noise and disturbance, landscape and visual effects, effects upon private water and drainage infrastructure, and the interaction between works associated with Sites 5 and 7.

The Parish Council considers it particularly important that Site 5 is assessed as a whole and not simply by considering the substation or solar infrastructure in isolation. The Examination should consider the combined effect of the proposed 400 kV Project Substation, tracker panels and associated infrastructure upon the landscape, heritage assets, agricultural land, food security, adjacent households and nearby communities.

The Council also considers it important that the Examination addresses whether the Applicant has properly applied the relevant siting principles and adequately justified the selection of Site 5 notwithstanding these effects.

Issue Specific Hearing 1 – Site Selection

The Rule 6 letter identifies ISH1 on 16 and 17 September 2026 as relating to site selection, the scope of the proposed development and the draft DCO.

The Parish Council therefore requests that ISH1 includes appropriate consideration of:

- Whether the Applicant has adequately justified Site 5 as the location for the proposed 400 kV Project Substation and associated solar infrastructure, having regard to the relevant site-selection principles;
- Whether the combined scale and effects of the substation, tracker panels of up to 4.5m and associated infrastructure at Site 5 have been properly taken into account in selecting the site;
- Whether the landscape, heritage, agricultural land, impact on food security, individual residents and community consequences of that selection have been adequately assessed;

- Whether reasonable alternative locations have been appropriately identified, assessed and compared having regard to EN-1 and EN-5; and
- Whether the cumulative effects of Site 5 together with Site 7 and other elements of the proposed development have been adequately considered as part of the site-selection exercise.

In considering whether Site 5 has been adequately justified, the Parish Council requests that the Examining Authority considers whether the site-selection exercise has appropriately taken account of the site's environmental constraints and sensitive receptors, including private water supplies, private drainage and sewage treatment infrastructure, ecological receptors and protected or notable species, alongside landscape, heritage, agricultural land and food security considerations.

The Parish Council requests to participate in ISH1 in relation to these matters.

Conclusion

The Parish Council respectfully requests that:

1. the Examination gives particular scrutiny to the selection and justification of Site 5 and the combined effects of the 400 kV Project Substation, tracker panels and associated infrastructure;
2. the selection of Site 5, the applicable EN-1/EN-5 siting considerations and assessment of reasonable alternatives are appropriately examined at ISH1;
3. the Parish Council is permitted to participate in ISH1 in relation to these matters.

The Parish Council will provide further detail on its substantive concerns through its Written Representation and subsequent examination submissions as appropriate.

Yours faithfully,

Cllr Victoria Chandler on behalf of Morningthorpe and Fritton Parish Council

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