

Submission ID: S1A8F4B57

I completed the Event Participation Form via the link in the Rule 6 letter. I completed answers to each of the questions. I have not received any confirmation. I am therefore submitting this application too.

The Tivetshall Parish Council Registration Application

Reference [REDACTED]

East Pye Solar Project

Tivetshall is a linear style rural parish – homes are generally situated along roads with open farmland to the rear. Historic England records thirty four listed properties in Tivetshall parish with the Church of St Margaret Grade 1.

The parish is mainly made up of small rural roads. **No detailed routes have been specified in the project.**

Tivetshall Parish Council acknowledges there is a need to protect the planet from climate change. Support was given to a 50mw solar site application in 2025. Studying the East Pye project DCO gives us grave concerns on the viability. Mostly due to inaccuracies and a lack of detail to significant issues. This also makes it difficult for residents to understand or comment on the impact to them. Land sites 2A, B and C are the proposed locations for solar panels, a BESS and a 400kv Sub Station.

The Parish Council believes any project should be planning led in line with EN-3. This project appears landowner-led. The Applicant has failed to justify the use of BMV land. The Solar, cable corridors, BESS and 400kv Project Sub Station should not be assessed in isolation. The National Grid Substation and grid connection infrastructure would not be decommissioned in 40-60 years in the same way as the proposed solar arrays. The assessment should not treat Site 2A, B and C construction traffic, BESS construction traffic, substation traffic, cable-route traffic and access-track works as isolated impacts. Local roads will experience the combined effect.

Current Environment – Tivetshall is identified as Great Moulton Plateau Farmland and Waveney Tributary Farmland. Tivetshall residents and visitors value the tranquillity and the special qualities of the two landscape types. The richness and intrinsic value of living within the countryside and amongst its natural fauna and flora. The EPS project Land site 2A, B and C in Tivetshall will be on the Great Moulton Plateau Farmland. The higher ground is a large-scale open landscape with many distant views. Predominantly high yield arable farmland with varied field pattern. It contains mature hedgerows with trees, especially large mature oaks, includes ancient meadows all providing natural habitat. Tivetshall parish area enjoys dark skies. It was a prominent subject of the **Neighbourhood Plan (adopted 2022)**.

Policy TIV13 states “In new developments, lighting necessary for security, or safety should be designed to minimise the impact on dark skies by, for example, minimal light spillage, use of downlighting and restricting hours of lighting.”

The Parish Council is very concerned the Landscape assessment recognises major/significant impact of the National Grid and 400kv Sub stations but understates the impact. **EN-3 requires the landscape and visual impacts to be considered carefully.**

The result will be permanent loss of food producing agricultural fields and the landscape – views of the parish boundary historic Hundred Way with its ancient trees and hedging will be lost. Instead the view will be substations, fencing, access routes, CCTV, lighting, vehicles. Increased physical human activity during construction and ongoing maintenance at the sites. Dark skies will be affected by site lighting. This will cause disturbance or risk to the abundant wildlife. A massive change to the views and use of the land from agriculture and leisure access to industrial energy production.

There is no detail on mitigation.

Homes, farmland and river tributaries– there is no consideration of the development exacerbating water surface water drainage issues on land and homes as well as the risks of contamination to the underground water sources. There needs to be tighter scrutiny of the impact on soil, drainage of land sites 2A, B and C as well as the access roads and cable corridors. Anglian Water is the company for our parish. Water pressures and costs in recent years particularly the hotter summers increases the desire to obtain water from the private bore holes. Residents and farmers are concerned at the potential for contamination and thereby removing the suitability for use on land, livestock or domestic use.

SAFETY

The BESS is of great safety concern. The project identifies a fire-water facility. It does not include any inspections by the Fire Service during the lifetime of the project to ensure ongoing compliance with a viable water supply is always stored on site. There is no protection of ground water supplies in the event of a fire requiring water cooling control.

Project Sub Station During the summer of 2026 a field fire in Kenninghall resulted in domestic homes being destroyed. The cause identified by Norfolk Fire Service is a spark from a sub station landing in a dry field. UKPN have stated an independent investigation has identified remnants of a metallic balloon as a possible cause of the spark. Either way the inclusion of a project substation must increase a similar type of risk in Tivetshall.

All but 10 properties in our village have open field(s) on one side, some 2 others 3 sides. We have seen images of the speed at which the field fires spread across roads and gardens then destroying homes. The Parish Council is deeply concerned that adding a project substation will greatly increase the risk to the village, its inhabitants, their homes, businesses, its wildlife and all the plants, trees and hedges ancient and new, of field fires arising from a similar occurrence.

Tivetshall Parish Council accept insurance companies are private businesses and exist not only to provide a service/product but to create profit for share holders.

We are concerned that insurers may consider that the project is introducing greater risks on properties and take decisions to increase premiums or exclude them altogether. If that were

to occur it is likely to have a detrimental impact on the value of properties. Without insurance it is unlikely a mortgage would be obtainable for a new buyer.

BESS-specific safety, lighting, fire-water and emergency access parameters need checking

Has the BESS site (including the project substation) been assessed against worst-case fire, smoke plume, contaminated fire-water runoff, emergency access, separation distances, water supply, lighting, CCTV, noise, fencing, drainage and ecological receptors? Has the assessment considered cumulative risk from the BESS, substations, pylons, access roads and nearby residential/public receptors together?

The Applicant is required to mitigate the impact of its project. What will be the mitigation to reduce the risk of field fires arising from the existence of a project substation?

Impact on Essential day to day Activities

Commuting – Roads within the parish are one B road, four dual width and the remainder single track. The nature of the roadways is important to the rural character and it can result in road safety issues. For work, senior school, further education and shopping residents have to travel outside the village. Tivetshall is equidistant of Norwich and Ipswich.

Local agricultural vehicles are on the roads to access fields, farms and the Maltings and processing factories throughout the year. Land sites 2A, B and C are in the immediate vicinity of the existing rural roads from homes to the B1134 and A140. The EPS project will add many more vehicles. As well as passenger vehicles for construction and maintenance workers they will include HGV and AIV. The larger vehicles are completely incompatible with the width and construction of the majority of the roads in the parish. **B1134 has been identified for changes but no detail on the specific properties (homes) or fields involved.**

The figures and times given for existing traffic - Bus times and routes; peak travel times - are incomplete, incorrect or misleading. Listed impact in the DCO as 'negligible'.

Work and School Government guidance encourages provision for high quality walking and cycling networks which can and are used for commuting to work and school as well as for recreation. These should be safe secure and attractive. East Pye project Land site 2A, B and C locations encompass many of these routes. There are only 3 short pedestrian pavements in the village. The remaining roads and lanes have none at all. Walking and cycling is therefore along the roadway.

Local Economy

Agricultural - vehicles travel throughout the year due to the varied crops grown on the high quality land. Predominantly high yield arable farmland with varied field pattern.

Hospitality - succeeds due only to the current tranquil rural PROWs and their immediate environment. Visitors come for walking, cycling, partaking wildlife, flora and scenic photography. To relax and recover from living in more built-up areas, to explore the history.

During construction over 3 years these activities will be severely curtailed by extra traffic including HGV and AIVs. Thereafter boundary fencing, security lighting, maintenance work and associated traffic, battery and inverter noise will create an area which is unsuited to leisure. In the earlier consultations there were no detailed routes specified. In the DCO Lodge Road and similar roads in Great Moulton, Wacton and other nearby villages are identified. They are not suitable for use by construction traffic. They are narrow, mostly single track with small sometimes high verges, ditches with few if any passing places.

Restrictions on Leisure

Tivetshall Parish Council on behalf of residents, works to protect and enhance the green and open character of the parish. The PROWs (Footpaths, Bridleways and Byways) do not completely link and users cross or travel along the highways and Quiet Lanes. Walking, cycling, horse riding, photography and observance/recording of birds, mammals and plants are popular leisure activities for residents and visitors. The current tranquillity of the PROWs is invaluable to physical and mental health. It is vital to retain existing safe and integrated routes throughout the parish.

Cumulative Impact

The listing of all aspects of the project separately masks the real scale, the permanent nature and severity of the impacts on BMV prime food producing agricultural land, landscape character, residential amenity, public rights of way, soil resources and nearby rural communities.

It is known that fencing restricts wildlife communities. Deer roam the area with sightings of Red, Roe and Chinese Water deer regularly reported with photographic evidence. There is no mitigation of the fenced areas even for small mammals. East Anglia is the last stronghold of brown hares. Hedgehogs are rapidly declining due to the loss of large areas of rural habitats. The greatest decline in numbers is Eastern England. The project will change our locality from rural farms and homes within a peaceful and natural setting to an urbanised developed industrial environment.