

South Norfolk District Council  
East Pye Solar DCO  
Procedural Deadline A Submission  
Tuesday 1<sup>st</sup> September 2026

### Site Visit Suggestions

This document has been prepared by South Norfolk District Council (SNDC) to respond to the Examining Authority (ExA) Procedural Deadline A regarding suggested locations for site inspections including justification for consideration by the ExA and whether the locations require access to private land.

The below suggested locations for the ExA to undertake site visits follows a review of the unaccompanied site visits conducted on July 1<sup>st</sup> and 2<sup>nd</sup> in document reference EV1-001. The locations of these suggested site visits are also shown highlighted in blue on the below maps for assistance and are all publicly accessible as Public Rights of Way (PRoW).

#### *Sites 1A, 1B, and 1C*

- Great Moulton FP15, FP14, and FP13 from Broadgate Lane to Frith Way.
- Tivetshall St Margaret FP2 in its entirety from Station Road to Great Moulton RB19.
- Tivetshall St Margaret FP3 in its entirety from Station Road to Great Moulton RB19.

SNDC consider that these site visits would allow the ExA to have views of the sites containing 2x 400kv substations, the National Grid substation, the BESS, and solar PV arrays. The Council raised concerns in their Relevant Representation (RR-1795) regarding landscape harm from acoustic fencing/noise mitigation, residential amenity issues from noise associated with the substations and BESS, and harm to the setting of designated and non-designated heritage assets. Therefore, these additional site locations would offer an understanding of the expansive open views and the context of the settings in relation to the heritage assets.

#### *Site 2A, 2B, and 2C*

- Tivetshall St Margaret BR9 from Lodge Road to Tivetshall St Margaret FP8 in its entirety from the Bridleway to Norwich Road (A140).
- Gore Lane, Great Moulton and Wacton RB40 in its entirety to Norwich Road (A140)
- Wood Lane, Pulham Market from Norwich Road (A140) to junction with Common Road, Pulham Market.

SNDC note that Site 2A has been visited by the ExA from Norwich Road (A140) however, greater context of this site and the setting of the Grade II listed Hill House (1050216), the substantial former Depwade Union workhouse, can be understood and experienced from the extensive PRoW network, specifically those noted in our suggestion. The ES also predicts significant effects at several recreational viewpoints, including Major Adverse effects at Site 2 VL4, VL5 and VL6. A walk would demonstrate the scale of the solar development across the more open plateau farmland, its relationship with the A140 corridor, and the difference between transient road views and the experience of walkers.

#### *Site 4B*

- Long Stratton FP3 in its entirety from Church Lane to Hempnall Road.

SNDC acknowledge that the southern portion of site 4B has been proposed for potential mitigation, enhancement, and community space however this PRoW would allow the ExA to understand the context of the proposed 132kv substation and solar PV arrays in relation to the setting of Grade I listed St Michaels Church (1304267) as well as the other listed buildings historically associated with the church which lie south of site 4B.

#### *Sites 4B and 5A*

- Morningthorpe FP2 in its entirety from Brick Kiln Lane to Hempnall Road and Morningthorpe FP33 in its entirety to Hempnall Road (Boudicca Way).

SNDC consider that these sites would be visible from Boudicca Way, a key PRoW across the district which is also a tourist attraction. Although slightly separated, sites 4B and 5A are within open expansive views and would materially change the experience for users of this historic PRoW.

#### *Cable Route Corridor Site 4*

- Long Stratton FP14 where this adjoins Morningthorpe FP21

SNDC understand that the ES predicts significant construction effects at several cable-route viewpoints and considers that visiting a representative section would help the ExA understand the width and continuity of the working corridor, vegetation removal, hedgerow crossings and the cumulative disruption caused by construction compounds and access arrangements.

#### *Sites 7D, and 7F*

- Saxlingham Nethergate BR6 in its entirety from Hall Lane to The Green and continuing along The Green until Saxlingham Nethergate FP9.

SNDC consider that a site visit in this location would aid understanding of the extent of solar PV arrays proposed in this open setting and the impact that this has

on the landscape and foreground of the Saxlingham Green Conservation Area. This also forms part of the Boudicca Way route and would aid understanding of the users' experience in this location and its views of the landscape to the south containing sites 7D and 7F.

#### *Sites 8A and 8B*

- Junction of Shotesham FP17 and Shotesham FP16
- Baxters Lane from southeast corner of Site 8B

SNDC consider that it would be useful to see the site from this viewpoint as set out in the ES as the PRoW network here informs the approach to the Shotesham Conservation Area. This PRoW forms part of the Boudicca Way route, and a site visit here would allow the ExA to experience how visibility opens and closes while travelling through the landscape, including sequential interaction with the proposal.

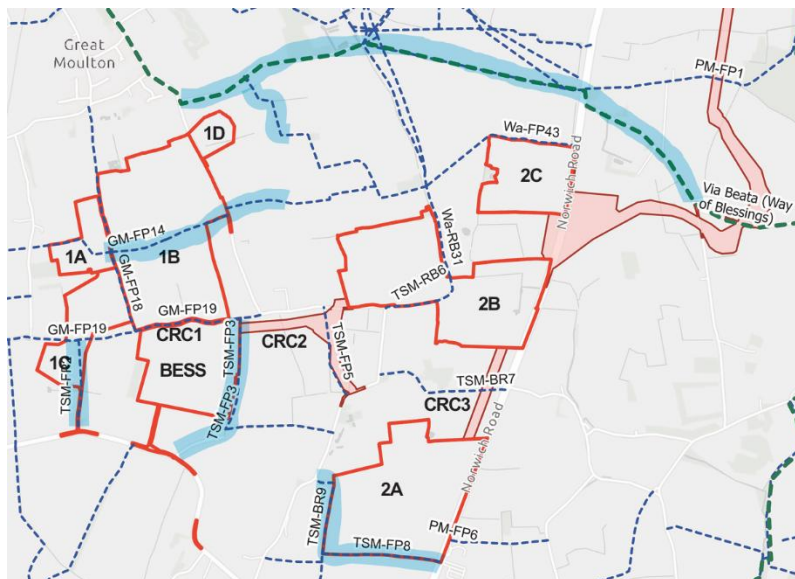
#### *Sites 10A and 10B*

- Wash Lane, Woodton from Seething Road to its junction with Woodton RB3

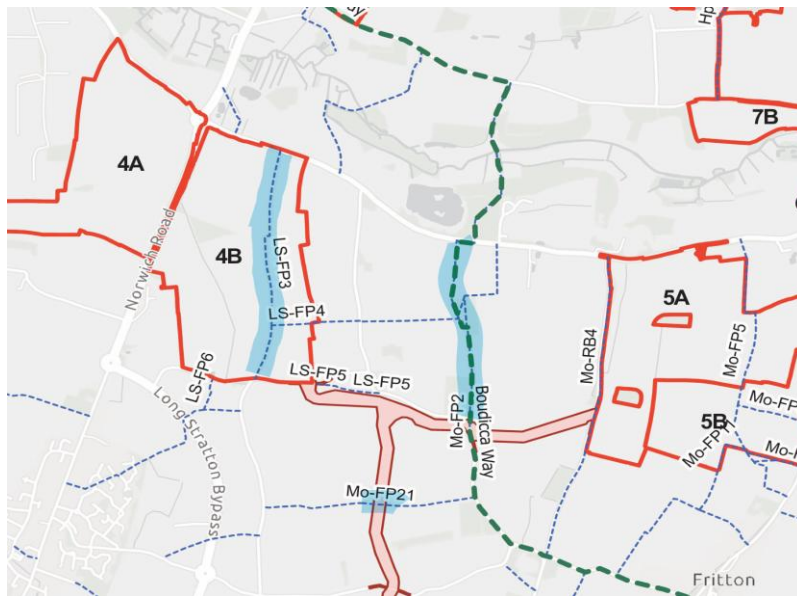
SNDC note that the ES predicts a Major Adverse significant visual effect. The ExA visited Pound Lane and drove Toad Lane/Upgate Road, but the Wash Lane experience does not appear to have been specifically covered.

### Map of Suggested Locations

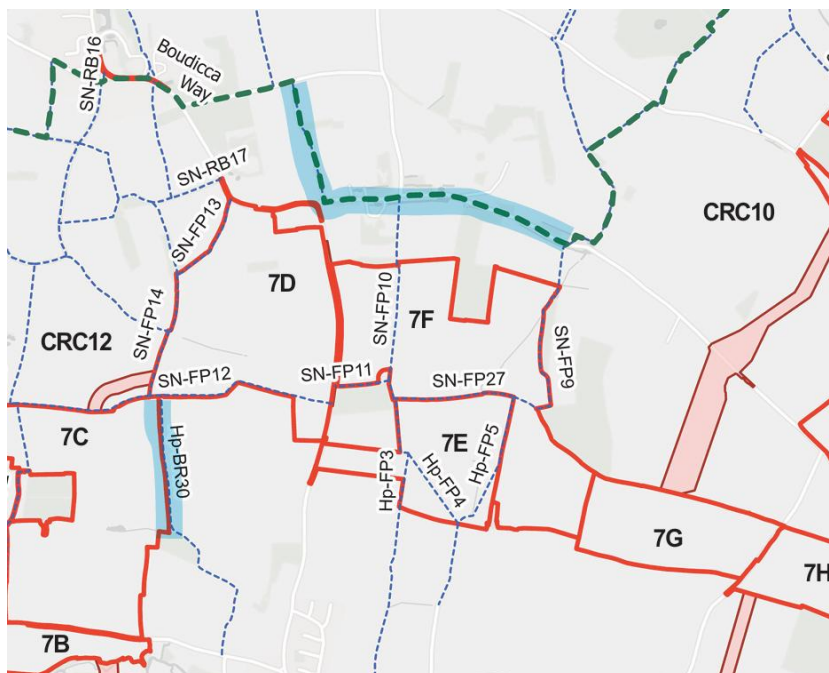
#### *Sites 1A, 1B, 1C, 2A, 2B, and 2C*



*Sites 4B, 5A, and CRC4*



*Sites 7D and 7F*



The map displays the 10th Ward, which is outlined in red. It is divided into five councilman districts: 10A, 10B, 10C, 10D, and 10E. District 10A is at the bottom, 10B is to its right, 10C is to the left of 10B, 10D is above 10B, and 10E is at the top right. A blue dashed line runs through the ward, with labels 'Wo-RB3' and 'Hd-RB9' indicating specific boundaries or features. A red line labeled 'CRC14' is also visible. A blue shaded area is labeled 'Wash Lane (Council Maintained Unsurfaced Roads)'. The background shows a street grid and some green spaces.