



Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	East Pye Solar
Hearing:	Recording of Open Floor Hearing 2 (OFH2) – Part 2
Date:	16 September 2026

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FULL TRANSCRIPT (with timecode)

00:00:04:08 - 00:00:05:18

Resume the hearing.

00:00:13:24 - 00:00:26:01

If I could ask the following people to either come up to the table or if you do not wish to be filmed, if you could sit in a seating area allocated for those who don't want to be filmed.

00:00:28:05 - 00:00:41:18

My first person is Kathy Thompson followed by Jonathan Newman, Ross Jolliff, Philip Bolus, Jack Lowe, Tracy Scarsbrook, and Sandra Mullet.

00:01:14:13 - 00:01:25:02

Okay. Thank you very much. If I could ask Kathy Thompson, yes, if you're here. You have three minutes. If you'd like to start now. Thank you.

00:01:27:14 - 00:02:02:24

Good morning. My sorry. Good morning. I'm Kathy Thompson. I live in Topcroft. I have just three minutes to explain why I refused to watch my life and my community be destroyed by East Pie Solar. I've lived all over the world. My parents never settled anywhere for long. But thirty four years ago, I moved to Topcroft because I fell in love with it. My family loves it here. When they visit, we go on my favorite bike rides, walks, soaking up everything that makes Norfolk so special. At night, we sit outside listening to the owls watching the bats and looking up at shooting stars.

00:02:03:15 - 00:02:40:01

If there is a heaven on earth, we have the fortune to live in it. But just over two years ago, that piece was shattered when we heard about EPS. From that threat, Block East by Solar was formed. The reality is that many local people still have no idea of the terrifying scale of what is happening. Today's working families are busier than ever. They don't read local papers or watch the news. They get algorithm driven news feeds. They're constantly bombarded with information, so they overlook the catastrophic damage a few solar panels will do to their lives.

00:02:41:16 - 00:02:56:17

They have to actively look for this threat to even know it exists. They won't know until the bulldozers move in. We're trying to alert people, but it's a difficult task. Our tireless, skilled community researchers have sacrificed their time to expose the truth.

00:02:58:13 - 00:03:18:26

Block East Py Solar have exposed what this massive development truly means to our countryside, our environment, our heritage, and our daily lives. They have highlighted the severe safety risks of the best storage systems, the nonrecyclable waste, the destruction of local livelihoods, as well as food security.

00:03:20:21 - 00:03:43:09

This project threatens everyone in Norfolk. It will affect everyone who drives, walks, or relies on our outdoor spaces for recreation or business. Every person who has spoken has a compelling story. Our lives are being pulled apart now, and it will only get worse if construction begins. In many cases, if this goes ahead, they are breaking the law.

00:03:44:28 - 00:04:16:17

An NSIP is meant for critical national infrastructure that cannot be built any other way, like airports, which cover a tiny fraction of this area. We do need green energy, but there is another way. We cannot grow top crops or build houses or roads on rooftops, but we can use them for solar panels. EPS is not bothered to research has e c EPS has not bothered to research these alternatives. Why? Because Macquarie, the finance company behind them, could not possibly extract the same astronomical profits.

00:04:17:02 - 00:04:51:08

Our environment and our way of life are being destroyed for generations just so they can make money. Other countries more suited to producing sue solar energy do not allow this on their farmland. This is why these companies are chancing their luck here. So I ask, where are they today? Why are they not looking at us in the eye to tell us that this is essential or that there is no other way to save the country? Even the representatives cannot do this. They know they're sacrificing our livelihoods and our countryside and our mental health for corporate profit.

00:04:52:08 - 00:04:56:08

Protect us. Reject this application. Thank you.

00:04:57:02 - 00:05:10:09

Thank you very much. And in your submission there, you mentioned walks and bike rides. So when you come to your submission at deadline one, if you could provide details of those, that would be really helpful. Okay.

00:05:12:18 - 00:05:16:14

Next on my list, I have Jonathan Newman. Do we have?

00:05:17:19 - 00:05:22:09

Thank you, chairman. My name is doctor Jonathan Newman. I'm chair of Brook Parish Council.

00:05:24:09 - 00:05:25:00

Not really.

00:05:33:08 - 00:06:07:13

Solar panels are an old inefficient technology for supporting the national grid, but they're hugely beneficial for homeowners, allowing some independence from major electricity suppliers and the link with electricity prices based on gas. By the end of the sixty year lifespan of East Pai, there will be archaic antiques similar to past steam driven railways of sixty to seventy years ago. We asked the inspector to match the drive for net zero with more efficient, more stable, and more reliable alternative electricity supplies, such as small modular reactors already mentioned this morning using British technology, not Chinese slave labor.

00:06:07:20 - 00:06:37:29

These generate much greater energy production density, leaving essential food generating fields untouched. It's all very well keeping the lights on if there's no food to eat. We've heard from many contributors that solar industrial factories become permanent because of the decommissioning difficulties. These are not very well addressed in the current documentation. This results in permanent loss of food security. It leaves us wondering about the rationale for acquiring eleven hundred hectares of South Norfolk by compulsory purchase. Surely, this cannot be for long term energy security.

00:06:38:20 - 00:07:09:12

For the residents of Brook, this proposal is not an abstract infrastructure project. It's about our homes, our surroundings, our environment, our health, our well-being, our safety and the future of the community in which we live. As a statutory consultee, we've yet to receive a formal invitation from the applicant, but have had to do all the legwork ourselves, registering and investigating local impacts and relying on Block East PI Solar for very helpful information. We're extremely disappointed by the lack of knowledge of the details of the scheme demonstrated at the formal consultation event held in Brook Village Hall.

00:07:10:15 - 00:07:46:15

This lack of clarity combined with the volumes of repetitive unfathomable documentation provided by ISPI appears to be designed to confuse. We're also very concerned about the lack of adequate statutory consultation on the highway's routes for AILs destroying hedges and field margins in our parish. Indeed, ancient hedges have already been removed from site nine without formal consultation. Our greatest concern is the impact on residents' physical and mental health. This includes people's emotional well-being, their sense of security, their ability to sleep, their freedom from anxiety, and their confidence that they can continue living peacefully in their own homes.

00:07:46:27 - 00:08:18:23

Within our village, several personal impact statements raise as yet unanswered questions. The specific impacts of electromagnetic radiation on residents living within the recommended World Health Organization fifteen hundred meter buffer zone for solar panels and substations and transformers, specifically on people with EMF susceptible epilepsy, have not yet been addressed. Residents are

anxious about years of disruption. We fear the loss of the countryside, and we worry about increased traffic. We agree with Doctor. Berry on the assessment of Barbastell bats.

00:08:19:05 - 00:08:35:04

We're concerned the about of detail around such an international important species may be reflected in the rest of the documentation. There's also significant concern about the economic impact on Brook and surrounding villages. And I'll leave it there, I'm Chairman, and I'll put the rest in the written submission. Thank you.

00:08:35:10 - 00:08:37:07

Thank you very much. That'd be great.

00:08:40:06 - 00:08:48:12

If we could now move on to Ross Jolliffe, and you have three minutes as well. If you put your microphone on. Thank you.

00:08:49:01 - 00:09:21:10

Good morning. Ross Choliffe. I live on the banks of the River Tass in Saxlingham. And in twenty twenty, I discovered a rare breeding colony of white clawed crayfish, an endangered and protected species. In the latter part of my career, I spent ten years leading a team of nearly one hundred scientists providing advice to government on marine and freshwater environmental and fisheries management. I had a clear idea of how important indicated species are and drew my crayfish fine to the attention of the authorities.

00:09:21:25 - 00:09:38:23

I did so again earlier in this planning process when I became aware of the applicant's inadequate evidence and again in my detailed relevant representation and then again under Have Your Say. Over ninety relevant representations indicated crayfish presence. Nothing has changed.

00:09:40:25 - 00:10:16:24

The examining officer had already directed the applicant to provide an update on crayfish before the examination process commences. The applicant has instead restated their compromised position. Firstly, the applicant now no longer relies upon their original desk study to indicate relevant crayfish absence. This demonstrates that work to date was proven inadequate before submission and it remains so now. Secondly, the ecological assessment process must include mandates of the Water Framework Directive.

00:10:17:14 - 00:10:54:03

Any development must not prevent the whole water body from ultimately achieving good environmental status. The connectivity of the watercourse means that a contamination or disease introduced in any part of the river catchment will literally flow downstream to its end. And so, for example, a crayfish need not be underfoot at a spill to be affected by it later. To imply there would be no contact with major parts of the river system and no loss of habitat because the project with tunnel cables beneath misses them this point.

00:10:54:27 - 00:11:29:10

Indeed, new risks are introduced. Thirdly, the applicant's position now seems to rely on a precautionary basis. In ecological terms, under the precautionary approach, the developer must comprehensively prove that their activity will not cause unacceptable harm before it can proceed. Their proposed process certainly does not achieve that. Fourthly, the applicant offers to review their position should further robust and scientific evidence become available that materially changes understanding, etcetera, etcetera.

00:11:30:04 - 00:12:00:24

Their offer to substitute someone else to do a substantial part of what they have plainly directed to be done by the examining officer. I wonder whose job that work might be. Finally, I do not wish to give the impression that the white clawed crayfish is the new great crested newt, a blocker to energy solutions. The environmental issue here is an entire watercourse, somewhat protected by regulation and government policy.

00:12:06:06 - 00:12:14:15

Thank you very much for those comments. I'll now move on to Philip Bolas. Do we have Philip Bolas here?

00:12:16:15 - 00:12:17:07

K.

00:12:19:24 - 00:12:25:02

Next on my list, have Jack Lowe. You have three minutes. Thank you.

00:12:25:21 - 00:12:57:16

Good morning. My name is Jack Lowe. I live in Wakton. Attending during the day has required taking time off work. An evening session in the future is possibly better for the diversity of democracy. So yesterday and today, I've utterly heard convincing sanguine testimony in opposition to this plan. I've written five brief thoughts and ideas and attempt to think outside the box. Number one, water environment. I have an MSC in water security. I worked hard to obtain it alongside some of the best waters policymakers in the world.

00:12:58:00 - 00:13:33:26

My statement to East Py Solar is that this proposed development would be cataclysmic for war for rural water courses. Two, cultural heritage. When the North of England was industrialized by coal in the nineteenth century, work was created. Terraced houses were built, communities were formed, colliery bands, serenaded gatherings, and indeed entire cultures sprung up. East Pie offers none of that. In fact, it's threatening the opposite. Boomtown, short term employment, the destruction of community and psychogeography, the culture of old fashioned green venture capitalism will be its legacy.

00:13:34:00 - 00:14:07:21

Community grant funds could cause even more cultural damage. Three, be honest about the lack of positives. A lot has been spoken about the negatives, but crucially, given this is meant to be a debate, none of these negatives are even counter arguments to positives. So could the inspector pledge to explain to the right honorable member for Peckham that there are, in fact, no positive impacts locally

or nationally? Four, one billion pounds led by an Australian based company doesn't sound like smart UK energy security to me.

00:14:08:01 - 00:14:38:07

I'd request that the planning inspectorate again shares the evidence of malpractice of this company when in charge of Thames Water. Five, community. I drive an electric van fueled by electricity, so I care about limiting fossil fuel use. I also know how to Google. I quote, solar is the cheapest and most accessible energy source. Or to interpret that AI summary, it's not the cheapest, it's the most profitable for shareholders.

00:14:38:09 - 00:15:09:18

And it's not accessible. It's the easiest to bully through planning. This process is dominating our community, eroding well-being, and preys on vulnerable people who don't have a KC as an old schoolmate to push back. The communities affected here will tell you that the sales signs are going up, people are jumping ship, people are losing confidence. You know it. We know it. The Secretary of State now needs to call out East Pie Limited for what it is, a deeply unpopular greenwashing joyride.

00:15:09:21 - 00:15:10:06

Thank you.

00:15:12:27 - 00:15:18:15

Thank you for your comments. If we could now move on to Tracy Scarsbrook.

00:15:20:27 - 00:15:59:19

Good morning or good afternoon. My name is Tracy Scarsbrook. I'm here today because my home, my business, and my livelihood sit a stone's throw away from the heavy industrial core of the proposed East Pie Solar Scheme. The South Norfolk visitor economy represents a crucial socioeconomic asset generating a hundred and forty six million in direct annual spend and supports thousands of local jobs. Our guests choose Hunters Lodge and the other holiday lets in Great Milton, I think there are probably four or five of us, specifically for what the village represents, an untouched pastoral landscape, complete rural tranquility, and our dark, silent night skies.

00:15:59:29 - 00:16:44:24

Our guests come to actively escape the sights and sounds of urban industrialization, yet the application before you now fundamentally compromises that offer and, in turn, our tourism focused businesses. Firstly, consider the unprecedented visual blight. Ireland Green Power is proposing to construct a massive national grid substation alongside a battery energy storage system. This is not being hidden away. It's being placed right on our village boundary. No holiday rental can survive when a guest looks out of a window expecting rolling fields only to be confronted by eleven foot high metal battery blocks, fifty foot high electrical substations, harsh security fencing, intrusive three sixty degree CCTV masts.

00:16:44:29 - 00:16:48:26

This turns a peaceful holiday sanctuary into an oppressive industrial zone.

00:16:51:09 - 00:17:00:29

Secondly, the operational layout introduces destructive twenty fourseven acoustic and light pollution. While the solar arrays themselves remain passive at normal At

00:17:01:01 - 00:17:02:03

that moment, I get it.

00:17:02:05 - 00:17:34:01

The adjacent BEST facility requires continuous heavy duty cooling fans and chillers to prevent thermal runaway. This will create a permanent low frequency background drone that will cut through the silent night skies of Great Malton. Thirdly, we must address the real and tangible perception of hazard. The proximity of this high voltage facility to local residential and hospitality providers is alarmingly close. Given the high profile, widely publicized incidents of lithium ion battery fires, guests will simply vote with their feet.

00:17:34:29 - 00:18:07:00

Tourists will choose to book elsewhere rather than sleep next to a major high voltage, high hazard zone. In the hospitality market, our digital reputation is everything. A single online review complaining of an industrial at or night invasive security floodlighting piercing the darkness will permanently destroy our booking rates and wipe out our future income with no compensation offered. East Pie cannot mitigate away a twenty four hour industrial nor can they hide a fifty foot high substation with a row of saplings or an acoustic fence.

00:18:07:14 - 00:18:36:02

As a village, we are already experiencing the severe economic blight of this proposal. Properties already stagnant sit and unsold due to the mere threat of this impending infrastructure. If this project is approved, local tourism accommodation, together with the wider network of local pubs, farm shops, as we heard earlier on, and other services that our collective guest support will face operational failure. Ultimately, that will impact the services that are also needed and used by our local residents.

00:18:36:04 - 00:18:36:19

If you

00:18:36:21 - 00:18:54:05

can your support I urge the examining authority to recognize that placing the heavy industrial heart of this project directly adjacent to established tourism businesses is an unacceptable and disproportionate conflict of rural land use, and I ask that this proposal development be rejected.

00:18:56:20 - 00:19:03:09

Thank you very much. If I can now move on to Sandra Mullet.

00:19:06:29 - 00:19:39:20

My name is Sandra Mullet. I'm from Great Malton. Tracy's already mentioned a lot of things I was going to mention, but I will just say that Great Malton was settled in the Saxon times, so we are one of the earliest men earliest villages in the area. We appear in the history back to ten thirty five and in the doomsday book of ten eighty six. Even now, our village is still a rural farming community. It is quiet,

tranquil, with the darkest of skies. Even East Pies state in their documentation that Great Malton Village is one of the quietest in the schemes.

00:19:40:09 - 00:20:14:19

And as Andrew Gibson has highlighted, we have twenty five twenty four birds of the red list. The tranquility and peace of mind of being in this far reaching landscape brings its calming and creates a sense of well-being. Great mess Great Malton residents are being targeted with the most unimaginable burden. The village was not part of the initial scheme. Only the loss of connection at Norwich Main brought East Pye to our village. We were not meant to be the hub. And if the Hallock rules had been followed, the site would have been deemed unsuitable.

00:20:15:18 - 00:20:58:02

East Pie is using the Rochdale envelope. My concern is not that they are using it, but how much flexibility is being left open and whether the significance and strengths have actually been clearly assessed and secured. As I understand it, the Rochdale envelope is supposed to assess a realistic worst case assessment. It should not mean that an inadequate description of what may be built or too much detail is left undecided until after consent. Could the examining authority request a clear schedule showing what is flexible, the maximum limits that have been assessed, worst case position, and where those limits are secured in the DCO? Residents should not have to rely on being told what is likely to be built.

00:20:58:06 - 00:21:30:06

We need to know what could actually be built if consent is granted. I also asked East Pie to visit Great Malton and look at these proposals on the ground with us. That request was denied or declined. A consult consultation meeting in a hall is not the same as standing beside the homes affected or our public rights of way and seeing for themselves how this development would sit in the landscape. We understand that visits have taken place elsewhere, so we would simply ask why Great Malton was not given the same considerations.

00:21:30:18 - 00:22:05:13

Residents also need one clear and easy to read plan showing how close the national grid point of connection and associated infrastructure would actually come to the nearest homes and to narrow gateway. Finally, those of us who chose to live in Great Malton understand that rural life comes with inconveniences. We accept those because we value the peace, open countryside, dark skies, and character of the area. What we did not choose to live beside was a concentration of major energy infrastructure. I question the question is whether this level of permanent industrial development is acceptable in this rural landscape at all.

00:22:05:25 - 00:22:08:17

I object in full to the East Point proposal.

00:22:10:12 - 00:22:26:10

Thank you very much for those comments. That's everyone from this group. So if you want to return to your seats, I just have a couple of other names. If I could check-in the room if you want to speak, I have Phil Bates,

00:22:28:08 - 00:22:31:18

if you wish to speak or in line.

00:22:34:12 - 00:22:37:14

And the other person is Helen Smith.

00:22:40:03 - 00:22:47:02

Okay. I'm not seeing either of those. Then we will move on to

00:22:49:11 - 00:22:57:04

two parties who are joining us virtually. I first have I've got a hand up from Keith Stubbings.

00:23:05:06 - 00:23:08:14

Are you joining joining us to speak on behalf of anyone?

00:23:08:26 - 00:23:11:11

No. I'm speaking on behalf of myself.

00:23:12:00 - 00:23:23:12

Okay. If you could just wait, I have a couple of other registered speakers first, and then I will come to you after that. So first up, I have Tara Gillum.

00:23:25:07 - 00:23:25:29

Hello.

00:23:27:07 - 00:23:37:06

Thank you. You can put on your camera if you wish or you can leave it off. If you want to speak, your three minutes will start now. Thank

00:23:37:08 - 00:24:11:22

you very much. I have a few points of agreement with other speakers. I share mister Fry's concern about the narrowness of the road on Churchill. It's not clear to me from the plans whether the pavement here will be affected by the proposed scheme, but I'd like the inspectors to just note that this pavement on Churchill in Saxlingham is the main route used by children to access the primary school. I also agree with others about the cumulative impact of South Norfolk of this scheme and others, and the use of BMV land, which is very concerning.

00:24:12:23 - 00:24:45:15

The main point I want to make today, though, is about the impact of people using the footpaths, particularly in areas seven b, c, d, e, f, and g. This area includes a landscape that is actually quite rare in South Norfolk. land It's that is undulating, green, wooded, very beautiful, and also accessible to the public via a rich network of very well used footpaths. It attracts a lot of people not just from the local area, but also from further afield.

00:24:47:28 - 00:25:26:21

Much of South Norfolk is either less visually interesting or it's inaccessible to the public. Norfolk is known to be underserved by footpaths. In the county, we have about half the public right of way density per kilometer in the country as a whole. So the impact on leisure amenity and the rural character of the area from this proposed scheme is it's much bigger than for just the people who live in the villages. It impacts the whole nature of South Norfolk because it will change the character of a relatively rare pocket, which has the kind of countryside that it has that's also accessible to people.

00:25:28:21 - 00:25:42:12

Unfortunately, I don't agree with mister Mitchell, the rambles, that screening is appropriate here because the open views across this visually interesting landscape are what provides a lot of the amenity for walkers and riders.

00:25:43:29 - 00:26:21:18

So to give an example, a regular walk that I do with my family, it's a four mile loop between Saxing and Nethergate and Hemp Mill. If you leave Saxingham and you go towards Hemp Mill via Pymars Lane, then you come out of Hemp North via Bussies Loken and back up to Saxingham Green, a majority of that route now, field after field, will be impacted by the loss of open natural landscape. By the time any screening has grown up, you know, people like me will no longer be able to will have had multiple years of not being able to use that amenity.

00:26:22:07 - 00:26:41:12

So for people like me locally and from further afield who use this amenity, I'd just like to point out that we can't just resign ourselves to it and start going for walks somewhere else because similar alternatives don't really exist in South Norfolk. Thank you.

00:26:43:05 - 00:27:04:17

Thank you very much. Just drawing on what you comments you made there in reference to the circular route and other walking routes, if at deadline one, you're able to provide a simple map or even just description of those routes, it would be really helpful.

00:27:04:24 - 00:27:05:16

Yeah. Will do.

00:27:05:27 - 00:27:14:12

Thank you. And if I can now move on to Melanie Barrow, who I think is also joining us online.

00:27:16:07 - 00:27:17:18

Yes. Hello. Good morning.

00:27:17:20 - 00:27:21:19

Thank you. If you would like to start, your three minutes starts now.

00:27:21:21 - 00:27:51:23

Absolutely. Yep. So I am Melanie Barrow. I'm a resident in Great Malton. My home will be situated a very short distance from the proposed substation. In fact, we'll be able to see it. I'm here as an advocate. I know it's gonna be difficult for everybody and I don't take anything away from that the

elderly will be affected. All residents are going to be affected. But I want to particularly advocate this morning for my son who is autistic and also for people who are neurodiverse.

00:27:51:25 - 00:28:22:18

I don't believe that this process has given voice to those people who aren't able to advocate for themselves. And I include in that the mentally ill, I include in that people who are neurodiverse or have disabilities, are elderly, who have Alzheimer's. I think it's been a very complicated process. I'm a professional who deals regularly with governmental documents and this morning I'm late because I didn't receive the proper link that I should have done to be able to join online. It's very difficult when you're in the middle of a working day to be able to access and have a voice.

00:28:23:07 - 00:28:30:02

So my son, he's home educated because of his autism and the auditory intrusion from the construction

00:28:31:01 - 00:28:43:21

Can I just interrupt you there? If there is any confidential information, it'd be useful if we don't disclose it now, In your written submission, you can provide further detail.

00:28:45:11 - 00:28:47:21

I can speak in more general terms.

00:28:48:00 - 00:28:49:21

Yes, that would be great.

00:28:49:23 - 00:29:33:09

People who are autistic, of whom I am very familiar with quite a few, are going to be really adversely affected by the construction noise of this. I'm particularly concerned about the low which is going to be admitted from the substation when built, but also and how that's going to impact on people's lives, particularly if they're at home all the time. You know, some people can't get away from this noise. Shockingly, in the applicant's own response in section BPSG seven, noise and vibration, and also in the quality impact assessment, a p two hundred and fourteen is explicitly acknowledged that neurodivergent people are significantly more uniquely sensitive to specific effects of noise and vibration.

00:29:33:18 - 00:30:08:19

And yet there's absolutely zero mitigation in that equality impact assessment. Having identified the severe mental health and neurological impact, they simply walk away from their responsibility to remedy a bit. The impact is going to be dual phased. Firstly, the violent unpredictable construction noise is going to trigger distress to a lot of people. And secondly, the long term operational is going to cause permanent sleep deprivation to a lot of people. Critically, neurodivergent and autistic people can't regulate their body temperatures.

00:30:08:22 - 00:30:43:22

It's not going to be a simple matter of closing windows, particularly in the extreme heat that we've just had. And also the dust and disruption that's going to be caused by the disruption is going to mean that some people's houses are going to be absolutely unbearable to live in. It's going to cause

unmanageable sensory crisis to a lot of people. Keeping windows close to mitigate noise is going to cause houses to dangerously overheat and directly impact on a lot of people's physical health, making homes unlivable. And if our homes become unsuitable, there's zero chance of selling them because they're not moving on the housing market.

00:30:43:24 - 00:31:22:06

And we fear with the energy infrastructure around us that it's going to cause social economic deprivation because people are going to be trapped. Our family have not been so we mustn't talk in specific terms, families have not been included, people have not been included in the book of references, category free affected people. We've heard from business owners who are going to be affected. We've heard of residents that are going to be affected. The applicant has made a flawed blanket assumption that the massive substation will not cause a physical nuisance. This is the mission is a total failure of diligent inquiry And for people, and particularly children with ASD, there is a direct failure of care.

00:31:22:14 - 00:31:29:00

As a public body, the planning inspectorate is bound by section one forty nine of the Equality Act two thousand and ten.

00:31:29:02 - 00:31:36:21

If I can just stop you there, your time is up. If you want, Joel, to a close and you can submit the other information in written submissions.

00:31:37:00 - 00:31:45:22

Yes. I do. I want to say that there's essential information missing. The environmental noise data relies entirely on a neurotypical average and fails to assess

00:31:47:26 - 00:32:06:07

the acoustic environment that would be acceptable to someone who's neurodiversion. And I think there needs to be more investigation about the sensory limits which are acceptable by an independent audiologist. And I just want to stress that the impact of this development is going to be catastrophic to a lot of young lives and to people.

00:32:07:23 - 00:32:08:29

And that's it really.

00:32:10:00 - 00:32:12:07

Thank you very much for your submission, Tas noted.

00:32:14:17 - 00:32:23:11

If you'd like to turn your microphone and camera off, I will that's the end of my list. I will now come to mister Stubbings online.

00:32:25:16 - 00:32:28:03

Do you wish to make a representation?

00:32:29:15 - 00:32:39:10

I've I I'm I apologize for not being there in person myself, but I've I'm speaking for myself. I'm also the co

00:32:39:12 - 00:32:48:08

chair Oh, sorry. If I could just pause you. If you could introduce your name and, yes, as you were going on, who you represent? And then your three minutes will start.

00:32:48:20 - 00:33:25:10

Okay. My name is Keith Stubbings. I am co chairman of Block East Pycella, but I'm today speaking as an individual. I'm not a planning or landscape expert. I'm simply a local resident who has spent a lot of time looking through the East Pie application and has seen it firsthand the distress caused by how close some of the proposed sites are to people's homes. I want to raise one concern about residential visual amenity, particularly the applicant's decision to stop the detailed assessment at one hundred meters.

00:33:26:26 - 00:34:00:25

The applicant starts with study area of five hundred meters and identifies both two hundred and fifty meter and hundred and fifty meter distances. But in practice, only two properties within a hundred meters have been individually assessed. Twenty properties were identified and just two were taken forward for detailed assessment. The applicant then concludes that no further detailed assessment is needed beyond one hundred meters, and that is the bit I struggle with.

00:34:01:17 - 00:34:12:26

How can we be confident that a house at, say, a hundred meet hundred and fifty meters or two hundred meters won't experience an unacceptable impact if it hasn't actually been assessed.

00:34:14:16 - 00:34:32:18

With a development of this scale surely isn't simply about distance, The position and orientation of the house, its elevation, what can be seen from the main rooms and garden, and the effectiveness of screening can all make a difference. There's also an important point about consistency.

00:34:34:03 - 00:35:04:09

In the Botley West examination, the examining authority proposed a two hundred and fifty meter separation between the edge of the solar array and the residential curtilage. I accept that Botley West is not binding on this examination, but it raises a very reasonable question. What is it about East Pye that makes one hundred meters appropriate when two hundred and fifty meters from residential curtilage was considered necessary at Potley West.

00:35:05:05 - 00:35:40:27

If East Pye is different, surely the applicant should be able to explain why. And this isn't just a theory. At at twenty two Hillcrest Court in Pullens Pullen Market, the applicant assesses the upper floors as having major to substantial effects in year one and still significant effects in year fifteen. So significant residential visual effects remain even after mitigation. I'm therefore asking the examining authority to look at this carefully in a precautionary manner rather than simply accept the hundred meter cutoff.

00:35:41:16 - 00:36:03:25

I'm not saying that every property within two hundred fifty meters must automatically be unacceptable, What I am saying asking whether two hundred and fifty meter residential buffer measured from the residential curtilage similar to that proposed at Botley West is justified here, particularly when East by assessment has not properly attested properties between one hundred and two hundred and fifty meters.

00:36:05:22 - 00:36:15:17

If the applicant cannot demonstrate why East Py should be treated differently, I would ask the examining authority to consider adopting a two hundred and fifty meter requirement.

00:36:17:12 - 00:36:18:18

Mister Stubbins?

00:36:18:21 - 00:36:34:06

For me, the question is quite simple. If two hundred and fifty meters from in residential hurtlege was considered appropriate safeguard for residential property in Botley West, what is the evidence that one hundred meters is enough at East Pye? Thank you.

00:36:34:20 - 00:36:35:14

Thank you very much.

00:36:47:05 - 00:36:54:16

That's everyone I have listed who wishes to speak. I have a hand in the room. If I could have a microphone.

00:36:57:28 - 00:37:33:14

Thank you. It's David Hook once again from Hempdale Parish Council. I would just like to endorse the comments that were made online by the lady who was concerned by the Ramblers' contribution about the impacts of mitigation. We can supply and part of our LVIA is a walk around circular walk in Saxlium, where we demonstrate all the view locations that mitigation, I. The planting of hedging and trees alongside paths would destroy existing lovely views over pasture land towards woods and trees.

00:37:33:26 - 00:38:05:12

The planting of hedges and trees to hide infrastructure is not the way that landscape planting to improve the landscape should be done. It should be done in the context and the setting of what's best for the landscape. Hiding infrastructure is just gonna block views. And with the paths at Saxlingham, it will have the impact of creating corridors, narrow corridors, bounded in by trees on both side with no views over the countryside.

00:38:05:27 - 00:38:12:14

So mitigation can be almost as harmful as the infrastructure itself.

00:38:14:00 - 00:38:15:10

Thank you, mister Hook.

00:38:17:06 - 00:38:25:25

So I'll just come around and see if there is anyone else who's in the room who has not registered who would like to speak.

00:38:27:20 - 00:38:30:02

This is do you want to come forward to the microphone?

00:38:35:12 - 00:38:39:09

And I just wanted to confirm that you haven't spoken before, have you? No.

00:38:40:25 - 00:38:58:23

So as with others, there's a button a silver button. This if you introduce yourself and you're speaking on your own behalf rather than an organization. Yeah. My name's Alison Ray. So we will have three minutes, and you can start now.

00:38:58:25 - 00:39:30:20

I'm a member of nature matters, which is a local nature group. I just wanted to stress the importance beyond the actual footprint of this scheme on a large area of South the Norfolk community. From that nature matters is on the river Tasse. The impact on the whole river Tasse catchment is very significant and lots of people have raised issues about water quality and its impacts.

00:39:30:29 - 00:39:40:24

And I'm very concerned about this. I think it's going to have a devastating effect. There are reports which itemize the impact of

00:39:42:16 - 00:39:59:07

contamination from existing solar panel sites on nature and soil quality. I'd also like to stress the impacts on footpath use and

00:40:01:05 - 00:40:30:26

access by wildlife. A lot of the footpaths that I've seen are going to be enclosed by three point five or four meter high fencing. So it's not just people who won't be able to stray, it's wildlife as well, which in an area of open landscape is a terrifically important factor. Things like brown hare, which are all over the South Norfolk area, will be severely impacted by these restrictions.

00:40:32:12 - 00:40:34:12

That's all I wanted to say.

00:40:35:13 - 00:40:36:11

Thank you very much.

00:40:36:13 - 00:40:36:28

Thank you.

00:40:37:00 - 00:40:50:23

You referenced some reports there in in your representation. If you do wish to submit a deadline one on the sixth of October and content of those reports, we we can Yes. I can do that. Thank you.

00:40:53:08 - 00:40:59:03

Okay. So I'll just check around the room whether there's any further hands. There's a hand in the room.

00:41:07:19 - 00:41:19:21

Hello? Oh, we're here. Hi. Mister Robert Hazel, I spoke yesterday. Just got one quick thing to add if that's okay. So continuing on the matter of Churchill, I would like

00:41:20:05 - 00:41:25:28

Can I just interrupt you? We have allowed everyone the same time limits. So if you do have further comments

00:41:26:08 - 00:41:28:03

This will be thirty seconds.

00:41:28:29 - 00:41:36:21

Okay. But I I'm not opening up the floor to anyone to make. It will get allow the thirty seconds, but if you have a spoken I

00:41:38:21 - 00:42:14:12

would like to clarify one point from yesterday. The applicant assured us at the end of yesterday's meeting that it was not seeking rights over the one memorial structure itself, but that was never the concern. The question is what they proposed to do with the footway attached to the memorial and potentially the green to get AILs past it. I ask the examining authority to require clear and unequivocal answer will either be removed, narrowed, altered, overrun, or in any other way affected. This is also, as we know, a school pedestrian route with obvious child child safety implications.

00:42:14:19 - 00:42:25:26

I invite you again to visit the location and see it for yourselves. The question is, what exactly happens to that footway? That is the question that yesterday's assurance did not answer. Thank you.

00:42:26:27 - 00:42:31:04

Thank you very much. So if there is anyone who hasn't already spoken.

00:42:32:29 - 00:42:35:14

No one in the room? Is there anyone online?

00:42:37:28 - 00:42:47:09

Okay. So I'll come now to the applicant. If you wish to respond to any of the comments heard today, I invite you forward.

00:43:02:18 - 00:43:32:23

Good afternoon. For the benefit of the recording, I know it was me yesterday. My name is Toby Yates. I'm an associate solicitor at Pinsermasons who are legal advisers for the applicant. Similar to yesterday, I do want to just start first to take the opportunity to thank everyone that's come today that that didn't yesterday to make their oral submissions. I appreciate that for many of those coming today, a deeply personal experience. It takes a lot of courage to come up and speak, and the applicant's grateful that people do take the opportunity and engage in the process.

00:43:34:06 - 00:44:08:12

Today is primarily for all interested parties to give their submissions, and, obviously, the applicant has submitted this application, we'll continue to engage on substantive matters throughout the rest of the process. And many of those will start to issue specific hearing this afternoon. Again, I've just got two initial points of clarity, one similar to yesterday and one slightly different in response to the representations made today. Firstly, there was a representation made and a specific request around the applicant looking directly in the eye of the object is making their submissions.

00:44:08:17 - 00:44:39:05

So I just wanted to take the opportunity to do that and recognize that as a way of demonstrating that the applicant does treat these submissions as being important. And whilst it's the unpopular opinion in the room, obviously, the applicant's position are set out in its statement of need and planning statement is that there are beneficial effects arising from the scheme and they're the key drivers for delivering it. And that includes things such as decarbonization, BNG, provision of permissive path, etcetera, and they'll be explored at future hearings.

00:44:40:01 - 00:45:14:24

Decarbonization is, of course, essential and policy backed as being a critical national priority in the policy statements, and it helps to manage things of environmental harm, including heat waves, drought, wildfire, which are, of course, of being experienced at a national and local level, and that benefits both existing and future generations. So we welcome the support as well for those in the room for the principle of solar, but we absolutely sit here and hear the local concerns and the delivery of it in this location, and that will be explored this afternoon and through the rest of the process.

00:45:16:09 - 00:45:52:04

Second point of clarity relates to compulsory acquisition powers. Picked this up yesterday, and I'm going to pick it up here as well just because I appreciate it is a key concern for members of the public, and we've not got a compulsory acquisition hearing this week. And I'd encourage members that have attended today to attend those future hearings if they still have concerns. I do appreciate compulsory acquisition. It's a complex process. It's difficult to follow. It's often misunderstood, and it can be overwhelming. That's So why I wanted to try and take the opportunity here to reassure some of those as to the reality of some of the powers that are being sought.

00:45:52:16 - 00:46:22:20

So for example, many of the landowners in relation to the plots on sheet three that were mentioned earlier actually relate to assumed subsoil interests, which arise under the highway under a Latin principle that I won't bore everyone with here, but the principle is that we're not seeking to acquire residential property. And often, the legislative regime means that individuals will receive statutory

notices as a result of an interest, which will never really be felt or experienced in the way that's interpreted as a result of receiving those notices.

00:46:24:23 - 00:46:52:23

Don't have anything further to say. And here now, I've heard the concern raised in that final submission around the use of the footpath as opposed to the actual inclusion of the war memorial in the order limits, and we can touch on that in the hearings if that's explored by the examining authority to give that more detailed explanation as might be requested. And we welcome continued input from interested parties throughout the rest of the process. And again, thank you for contributing this afternoon, and we look forward to issue specific.

00:46:57:01 - 00:47:38:14

Thank you, mister. Just a couple of points from me. Am I right in saying that you'll be providing a response to the submissions made at open floor hearing one and two for deadline one? That's correct. Yeah. Okay. Thank you. And just a general point, as you've raised compulsory acquisition, I'd like to just remind all affected persons that in the timetable for deadline one, which is the sixth of October, if there are any affected persons who wish to be heard at a compulsory acquisition hearing that is in the timetable for week commencing sixteenth of November, then please provide written notification of that by deadline one.

00:47:38:16 - 00:48:10:04

So that's for all affected persons who wish to be heard at a compulsory acquisition hearing. And also affected persons, as well as speaking at hearings, would make the point that written representations are very important to us. So if any affected persons have any comments on the applicant's compulsory acquisition, temporary possession, etcetera, then please provide those in your written representation rather than just waiting for the hearing. Obviously, the hearing has a chance elaborate on such concerns, but written representations are very important to us for that.

00:48:10:09 - 00:48:11:00

Thank you.

00:48:14:14 - 00:48:37:20

Thank you, everyone. So we've not been notified that anyone wishes to raise any other business that's relevant to this hearing. So that now concludes the hearing. May I remind you that the timetable for the examination requires the parties to provide any post hearing documents that includes any of those recent summaries or documents requested on or before deadline one, which is the sixth of October.

00:48:43:13 - 00:49:10:11

A recording of the hearing will be placed on the planning inspectorate's website as soon as practical following this meeting. Thank you very much all for attending today and for your participation. The next event is the issue specific hearing this afternoon, which will start at two o'clock, and the detail and agendas can be found in the rule six letter. So once again, thank you very much. The time is now twelve thirty four, and this open floor hearing is now closed.