

East Pye Solar – EN0110014

Open Floor Hearing 1 – Written Summary of Oral Representation

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Interested Party Ref: [REDACTED]

I spoke at Open Floor Hearing 1 to explain the personal impact that the East Pye Solar proposal would have on my family and our home, The Cedars.

The Cedars is a Grade II listed house with origins dating back to the 1500s. We chose the property very deliberately as the place to bring up our family because of its location and setting. It sits in open Norfolk countryside, and that rural setting is a fundamental part of the character of the house and a major part of the reason we bought it.

The proposed East Pye Solar development would fundamentally change that setting.

The Cedars lies immediately adjacent to Site 4 of the proposed scheme. Instead of open countryside, we face the prospect of living beside a major energy development, with associated infrastructure, construction traffic, new access arrangements, disturbance and long-term change to the landscape around our home.

In my oral representation, I asked the Examining Authority to consider the human impact of this proposal, not only the technical and planning issues.

I asked the members of the Examining Authority to imagine how they would feel if a development of this scale were proposed immediately beside their own home.

For us, this is not an abstract planning issue. It affects our home, our enjoyment of it and our plans for the future.

I also raised the issue of saleability and potential devaluation.

We have tried to sell The Cedars, and the uncertainty surrounding East Pye Solar has made an already difficult situation harder. Anyone considering buying a historic country house such as The Cedars is inevitably going to consider what is proposed in the surrounding countryside.

We chose The Cedars because it was surrounded by open countryside. If that setting is fundamentally changed by major energy infrastructure, it is reasonable to ask why a future purchaser would choose the property for the same reasons that we did.

I therefore asked what happens if the property becomes significantly harder to sell, or if its value is materially reduced because of the proposed development. In those circumstances, the financial impact is borne by the homeowner. How will we be compensated for the loss of value of our property?

This raises, in my view, an important issue of fairness.

The claimed benefits of the East Pye Solar scheme may be spread across a wide area, but some of the most direct impacts are concentrated on a relatively small number of residents whose homes lie immediately beside the proposed development.

I also repeated my request for the Examining Authority to visit the area we refer to as the **Cedars Cluster**, comprising The Cedars, Tumbrel Barn and Dairy Barn.

I have already formally requested that this location is included in a future site inspection and have offered access to The Cedars and its grounds.

I believe a visit, preferably during the leaf-off period, would allow the Examining Authority to properly understand the relationship between these homes, their rural setting and the proposed development.

My central request to the Examining Authority was therefore simple: **please come and see the location for yourselves.**

Maps, plans and photographs can show where the proposed development would be situated. They cannot fully convey what it would mean to live beside it, or the effect that such a change could have on a home, a family and their future.

OpenAI ChatGPT was used to help structure and edit this written summary from the oral representation that I personally delivered at Open Floor Hearing 1. The source material was my own oral representation and information relating to my home and circumstances supplied by me. I have reviewed the final submission and take responsibility for its accuracy, completeness and content.