

Written Representation from Mr and Mrs Laxton
Grove Farm House, The Green, Saxlingham Nethergate, NR15 1TH
Interested Party Reference No: [REDACTED]
Proposed East Pye Solar Development PINS Reference: EN0110014

We live in Grove Farm House, The Green, Saxlingham Nethergate, NR15 1TH part of the conservation area. We are exceedingly close to part of the development (it is just beyond the end of our garden) and directly adjoining one of the proposed access routes to the site.

We moved here 16 years ago largely due to it being a lovely tranquil rural (pastoral) location away from traffic and industrial developments. The proposed East Pye Solar PV development will have a material impact on our quiet enjoyment of our property, our enjoyment of the surrounding countryside and the surrounding roads (the last of these primarily during the construction period).

Indeed the development will completely change the nature and character of the area and pretty much destroy all the reasons we moved here in the first place.

We are especially concerned about the construction phase of the development which will have a massive impact on us in terms of: noise (construction/delivery traffic); the overall impact on the surrounding environment and ecology; and the danger to other road users including cyclists and pedestrians from access via inappropriate roads.

We would specifically like to highlight the following:

1. Site Access: Our property directly adjoins a farm track East Pye intend to use for access to the site, both during construction and thereafter (the track runs directly along the western boundary of our property). See the attached photos.

The Green itself is a narrow, single track road which is part of Boudicca Way and is in constant need of repairs. It has recently been resurfaced, but there is already evidence of it starting to subside again, no doubt leading to similar large potholes that existed pre the re-surfacing, once again being a hazard to all road users. It is simply is not suitable for use by the countless massive (in weight, length and width) HGVs and other machinery needed to supply the site. Not to mention the danger to the pedestrians who use it (including individuals in wheelchairs from Saxlingham Hall Nursing Home and Boudicca Way walkers). Note Cargate Lane, a much bigger, wider road has relatively recently had signs on it saying "Not Suitable For HGVs".

As a related point on one our outbuildings (traditional Norfolk clay lump) faces directly onto The Green at its narrowest point and there is every possibility that the hugely wide HGVs that will be using The Green will hit and damage the buildings (see photo attached).

If the scheme goes ahead access to the site both during construction and thereafter should be directly from Broaden Lane to avoid the high level of danger to pedestrians, wheelchair users, cyclists and motorists) and the inevitable deterioration in the road adding to the danger. It is an undoubted health and safety risk and if someone gets hurt or killed due to heed not being taken we will be the first to draw the courts attention to having highlighted this.

As for the farm track adjoining our property it is currently a narrow, muddy, countryside track (see attached photo). For use as a construction access point it will need widening, metalling and for mature trees to be felled (within the conservation area) for sight lines onto The Green (see attached photo), transforming the area from rural/agricultural to industrial. This will completely change the nature of this part of The Green and adjoining land and with it our enjoyment of the surrounds (not just during construction but thereafter too).

More generally it seems utterly ludicrous that the proposed "two way" route to this area of the scheme is through Saxlingham Nethergate and down The Green. I should add, as I am sure many others have, that the proposed route for construction traffic to the Saxlingham Nethergate area is completely unsuitable, especially through Saxlingham Nethergate with the school, scout hut,

playing fields, allotments, church access, et al presenting further health and safety concerns. Not to mention of course the proposed demolition of the historically important wall next to the Old Rectory.

2. Disturbance: There will be substantial noise disturbance and pollution impact to our property during (and potentially after) construction. If the scheme goes ahead working and delivery hours should be restricted to 8am to 5pm Monday to Friday.

3. Footpaths:

I use the public footpaths between The Green and Hempnall and The Green and Shotesham every day. My mental well-being and enjoyment of the local environment will be seriously affected by firstly, the construction phase noise, disturbance, effect on scenery, impact on wildlife and footpath closures; and secondly, over the longer term by the impact of fencing, panels and related solar equipment (the countryside will in effect no longer be countryside).

4. Ecology:

Since moving to Grove Farm House in 2010 we have dedicated ourselves to turning our garden into a wildlife haven, a sort of re-wilding. We have vastly increased the biodiversity of the garden now have living in the garden, amongst many other fauna hares, owls, deer, turtle doves and great crested newts living in the garden. In respect of great crested newts, East Pye were informed of their presence in our garden but made no effort to carry out any sort of ecological survey, which begs the question as to how thorough any of their work on the impact on the ecology has been across the whole scheme (i.e. what else have they ignored/missed).

I'd also like to highlight the ancient oak (which I imagine is at least 350 years old (photo attached) in plot F7. Ancient oaks have roots that extend 2.5 times the size of their crown and will be seriously impacted by impaction from heavy construction equipment and disturbance of the land during construction (the most important roots are those in the first 12 inches of soil). The tree is an entire eco system in itself and probably supports over 2,000 different types of flora and fauna, these may well be lost if the tree starts to decline and die as a result of the works.

5 Landscape/Visual Impact/Amenity loss: The visual impact upon attractive countryside from acre upon acre of panels, fencing, roadways and cameras will be huge. The loss of amenity will be substantial. As explained above, we moved to Grove Farm House because it is in a lovely tranquil pastoral setting, it will completely change our enjoyment of the property to have to look at walk through corridors of wire fencing, cameras and 4m+ high panels.

Chris and [REDACTED] Laxton
Grove Farm House
The Green
Saxlingham Nethergate

The access point from The Green (where trees need to be cleared for sight lines and track metalled)



Mud track that adjoins our property (our property is to the left of the track on this photo) which is proposed as a major site access route



The narrowest point of The Green with our clay lump barns very close to the road



Ancient Oak - Plot 7

