

FORMAL OBJECTION – EAST PYE SOLAR NSIP

Planning Inspectorate Reference: EN0110014

Submitted by: Jacqueline Freear, [REDACTED]

I am writing as a resident of [REDACTED] Great Moulton, to register my strong and unequivocal objection to the East Pye Solar development.

I recognise the need for renewable energy. I object to the scale and concentration of solar, battery storage and major grid infrastructure proposed around one small rural community, and to the long-term consequences for current and future residents.

High Green and Great Moulton

Great Moulton Restricted Byway RB18 connects Hundred Lane to the south with High Green within Great Moulton to the north and runs between the eastern edge of Sub-Site 1A and the western edge of Sub-Site 1B.

East Pye's Public Rights of Way Visual Amenity Assessment states that, travelling north to south from High Green, views towards construction activity would occur approximately 350 metres south of the route's origin on High Green. Where RB18 intersects Great Moulton FP14, it identifies clear views towards construction of the National Grid substation to the northeast and solar PV arrays to the southeast.

The applicant assesses the visual effect on users of RB18 as Moderate Adverse and Significant during construction and at Year 1. At Year 15 it assesses the effect as Minor Adverse and Not Significant, while stating that solar PV arrays within the southern part of Sub-Site 1B would remain a clearly noticeable change.

Scale and landscape change

East Pye's Environmental Statement assesses the construction landscape effect on the Great Moulton Plateau Farmland as Major Adverse and Significant. Its detailed Summary of Residual Significant Effects also records the construction landscape effect on Site 1 as Major Adverse.

The applicant's summary also identifies significant landscape effects remaining at Year 15, including effects relating to the Great Moulton Plateau Farmland and Site 1. I consider this scale of landscape change around Great Moulton unacceptable.

Cumulative development

There is also a separate planning application in Great Moulton, application 2025/1689, for a Battery Energy Storage System and associated infrastructure on land north of the junction of Market Lane and Carr Lane.

I ask the Examining Authority to consider the cumulative reality for residents when East Pye is considered alongside other proposed energy infrastructure in the locality, rather than considering each element only in isolation.

Battery storage and safety

The proposed East Pye BESS is a serious concern for me. I am not claiming that a battery fire will occur or making claims about consequences that have not been established.

The applicant's Outline Battery Safety Management Plan addresses battery safety and includes measures relating to thermal runaway, fire and explosion prevention and protection. I ask the Examining Authority to scrutinise those arrangements and ensure that any consent contains effective and enforceable requirements, including for emergency response and emergency-service access.

Construction, noise and residential amenity

I am concerned about the combined effects of construction activity, traffic, noise, visual change, electrical infrastructure and loss of tranquillity on Great Moulton.

I recognise that the applicant concludes that a number of individual effects will be Not Significant following assessment and mitigation. I ask that those conclusions are rigorously tested in the context of the existing rural environment and alongside other proposed development.

Heritage and the rural landscape

The countryside surrounding High Green is an existing agricultural and rural landscape forming the setting of our homes, public rights of way and community.

East Pye's heritage assessment identifies minor adverse/negligible effects on the Grade II-listed Moulton Farmhouse owing to changes in its setting and considers the resulting harm to be 'less than substantial harm' at the lower end of the scale. The applicant considers that the public benefits outweigh this harm. I ask the Examining Authority to give appropriate weight to the effect on the historic environment.

Ecology and wildlife

The applicant's bat activity survey assesses the bat assemblage across the Order Limits as being of national importance and records barbastelle activity at every static survey location across the survey area.

I recognise the applicant's conclusion that, with mitigation in place, there would be no significant residual adverse effects on habitats or species, and its commitment to deliver a minimum 10% Biodiversity Net Gain. Given the scale and duration of the Scheme, I ask the Examining Authority to scrutinise whether the proposed mitigation, habitat creation and long-term management will adequately protect existing wildlife, habitats and ecological connectivity throughout construction, operation and decommissioning.

A development of up to 60 years

The applicant states that the operational life of the Scheme is for a period of up to 60 years. Its application documents also state that the National Grid Substation and Grid Connection Infrastructure will remain in situ following decommissioning. For a child growing up in Great Moulton today, a 60-year operational period could extend from childhood well into adult life. For many existing residents, it could represent a change to the surrounding landscape lasting for the remainder of their lives.

Our homes

I am naturally concerned about what this concentration of infrastructure could mean for the desirability and value of my home. I understand that property value itself is not normally a material planning consideration and do not rely upon it as a ground of objection.

My objection concerns the underlying effects on residential amenity: landscape and visual change, construction disturbance, traffic, noise, loss of tranquillity and the concentration of major energy infrastructure around an existing rural

community.

Our community and future generations

My strongest concern is the future of Great Moulton as a rural community. Technical assessments cannot fully convey what it means for people to live with a concentration of major infrastructure around the place they call home for potentially decades.

Decisions made through this examination will shape the surroundings inherited by our children and future residents. I ask the Examining Authority to consider the development as residents will experience it: as a whole, over the long term, and as part of the place in which people have chosen to make their homes.

Conclusion

There has to be a reasonable limit to the amount of major energy infrastructure one small rural community is expected to absorb.

East Pye's own assessment identifies significant adverse landscape and visual effects affecting the Great Moulton area, including Moderate Adverse and Significant visual effects on RB18 during construction and at Year 1, and Major Adverse construction landscape effects on the Great Moulton Plateau Farmland and Site 1.

The Scheme is proposed to operate for up to 60 years, with the National Grid Substation and Grid Connection Infrastructure remaining in situ following decommissioning.

We are not opposing the principle of renewable energy. We are objecting to the scale, concentration and consequences of this particular development in this particular place.

The countryside surrounding Great Moulton is already somebody's home. Its value should not be measured solely by its capacity to accommodate infrastructure.

I ask the Examining Authority to give full weight to the direct and cumulative effects on High Green and Great Moulton and to the interests of the people who live here now and those who will live here in the future.

I strongly and unequivocally object to East Pye in its proposed form.

Yours faithfully,

Jacqueline Freear

[REDACTED]

Great Moulton

Norfolk

Evidence references

- East Pye Solar, ES Appendix 7.9 – Public Rights of Way Visual Amenity Assessment (APP/6.3.7.9).
- East Pye Solar, ES Chapter 7 – Landscape and Visual (APP/6.1.7).
- East Pye Solar, ES Chapter 20 – Summary of Residual Significant Effects (APP/6.1.20).
- East Pye Solar, Policy Compliance Document (APP/7.15).
- East Pye Solar, Heritage Statement (APP/6.3.10.1).
- East Pye Solar, Outline Battery Safety Management Plan (APP/7.5).
- South Norfolk Council, application 2025/1689 – Land North of the Junction of Market Lane and Carr Lane, Great Moulton.
- East Pye Solar, ES Chapter 8 – Ecology and Biodiversity (APP/6.1.8).
- East Pye Solar, ES Appendix 8.6 – Bat Activity Survey Report (APP/6.3.8.6).
- East Pye Solar, Biodiversity Net Gain Report (APP/7.23).