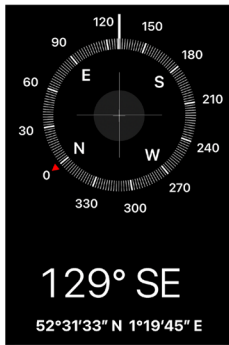


The proposed East Pye Solar scheme is made up of disconnected parcels of land stretching over a swathe of South Norfolk. It was clear during the Open Hearings at Dunston Hall that East Pye Solar's site selection was opportunistic at best with little justification for much of the sites 'selection other than willing landowners coming forward for financial gain. Taken as individual sites there is no doubt that planning consent would be refused but by lumping the sites together connected by kilometres of cabling the Applicant is effectively circumventing local planning and submitting the scheme as an NSIP thereby seeking a Development Consent Order which will be decided by the Secretary of State for Energy and Net Zero.

The Applicant's Article 39 (Planning Permissions) proposes to allow development not authorised under the DCO within the order limits. This suggests that the Applicant's ultimate motives are not purely production of solar energy. By their own estimate the Applicant indicates a cost for the scheme in excess of £1bn. An investment of that order of foreign capital belies the Applicant's claims in Paragraph 3.6.4 of the Design Approach Document APP-21 that the scheme vision is to 'contribute to delivering the UK's transition to decarbonised and low-cost renewable energy provision whilst leaving a positive legacy of benefits for the people'. To achieve a return on that investment from the delivery of solar energy alone is questionable. There are other uses for the sites that an unscrupulous developer might in future pursue to achieve a better commercial return should the DCO be granted in the terms of the Applicants current proposal. The DCO must not be allowed on this basis.

My home in Shotesham overlooks Site 8. An independent Landscape Architect has judged that Site 8 is part of a valued heritage landscape and that the harm of the proposed scheme and its impacts on the setting of the Shotesham Conservation Area would be significant. Every day I walk with my dog down onto Market Lane from where I access the local footpaths, typically Shotesham FP19, FP17 or FP22. The East Pye scheme would destroy the enjoyment and appreciation of this rural landscape. Rather than being immersed in the variations of the changing seasons and the farming cycle, I and the numerous other users of these PRow would be faced with glass and steel. It is proposed in the Applicant's Article 12 that FP19 and FP22 would be subject to temporary closure disrupting rights of access to all users. Notably there is no definition of 'temporary' in the Applicant's documentation. Ultimately sections of these PRow would be permanently bounded by steel fencing. How this fencing would eventually appear is not represented in the applicants documentation which is a significant omission. Shotesham FP17 forms part of Boudicca Way, an important long distance footpath from Norwich to Diss, which is described in the Long Distance Walkers Association website: "Boudicca Way passes through the beautiful, unspoilt rural countryside of South Norfolk and the Waveney Valley". Sites 8A and 8B are directly seen from the Shotesham FP17 section of Boudicca Way and the proposed solar installation on these sites would have an overwhelming visual effect. Given the elevated viewpoint from Boudicca Way across the gently sloping valley sides occupied by sites 8A and 8B, no amount of mitigation planting or screening will lessen the visual impact of the solar installation and associated structures.

The Applicant's Outline Construction Traffic Management Plan document APP/7.6 identifies access point A50 on Market Lane. Market Lane is a quiet, single track roadway and the access point A50 is where the road crosses a culvert over a stream tributary of the river Tas. This part of the road and adjoining fields is prone to flooding after prolonged or



heavy rain situated as it is at the lowest point of the surrounding sloping fields occupied by sites 8A and 8B which naturally drain down to accumulate water at this point. The photograph included here was taken on Market Lane at the location of access point A50 looking south east with site 8B to the left of the trees and site 8A to the right illustrates this. The road and adjoining fields are submerged under up to two feet of water. Placement of solar panels across sites 8A and 8B would have the effect of increasing the speed of rainwater runoff and only augment the flooding situation along this stretch of road. No proposals for flood mitigation in this location are provided in the Applicant's documentation.

Sites 8A and 8B sit in a highly sensitive chalk-stream and chalk-aquifer catchment with a high degree of hydrological connectivity directly to the river Tas. The wider impacts on hydrological connectivity across the scheme order limits have not been assessed by East Pye Solar.

The Applicant's Article 40 (Felling or Lopping of Trees and Removal of Hedgerows) "near any part of the authorised development" appears to give carte blanche for the destruction of trees and hedges wherever might be considered by East Pye as 'near' the proposed development sites. What is the definition of 'near' and how will limits to removing trees and hedgerows be controlled and enforced? The revised access routes for HGV traffic to sites 8A and 8B also includes proposed widening of Market Lane at the location of a verge near Ringers Wood designated as a Roadside Nature Reserve, access point A49, reference Applicant's plan 22 of 26. Insufficient examination of the impact of proposed road widening on Roadside Nature Reserves across the order limits is presented by the Applicant.

