

Written Representation : East Pye Solar Project (EN0110014)

Keith Stubbings : [REDACTED] RR-1067

I am writing to build upon my Relevant Representation RR-1067 and confirm my objection to the East Pye Solar Project.

Summary

My objection is based on the combined impact of the proposed development on agricultural land, highway safety, landscape, heritage, public rights of way and the quality of life of the local community.

Sites 4a and 4b are particularly important because they sit immediately alongside the existing settlement and form part of the rural setting of Long Stratton and Stratton St Michael. The development would fundamentally change this character.

My main concerns are:

- Loss of Best and Most Versatile agricultural land.
- Glint and glare and highway safety at the Hempnall Roundabout.
- The suitability of Hall Lane for HGVs and AIL.
- The structural implications of AIL movements alongside Tumbrel Barn Pond.
- Loss of the rural amenity of PROW3.
- Cumulative impacts from the East Pye scheme alongside the Long Stratton bypass and over 1,800 new homes.
- Inadequate assessment of the heritage setting of Tumbrel Barn and The Cedars Cluster and
- Conflict with the Long Stratton Neighbourhood Plan.

These issues should not be considered separately. Together they demonstrate the scale of change that this development would impose on the area.

1. Loss of Best and Most Versatile Land : Sites 4a and 4b

Having observed the ISH hearings on 16 and 17 September 2026, I remain unconvinced by the Applicant's responses regarding the relationship between environmental assessment and land availability.

I would like to know when the landowners were first approached and when the initial environmental assessment was undertaken.

The Applicant's response to my RR was that the land choices were driven by the need for national renewable energy. This does not answer my underlying question: was land identified because it was environmentally suitable, or was the environmental assessment undertaken around land that was already available?

Land parcel 4 contains BMV land, including Grade 2–3a agricultural land. In my view, the loss of productive agricultural land requires much stronger justification than that given.



Site 4b Rapeseed April 2026

2. Glint & Glare and Highway Safety

I dispute the Applicant's claim that glint and glare at Sites 4a and 4b will be insignificant because of vegetation and terrain.

A site inspection will demonstrate how close the proposed solar arrays are to the Hempnall Roundabout and the A140. In the early years, before vegetation has matured, receptors in vehicles and other road users could be particularly affected. I can see no way that glint and glare can be eliminated even after maturity of any screening.

This is not simply a visual issue. It is a highway safety concern.

I am also concerned about the proposed Hall Lane access route. The visibility splays at the junction of Hall Lane and Ipswich Road appear insufficient for HGVs, never mind AILs.

During construction of the Long Stratton bypass, a roundabout proposed at Hall Lane was withdrawn because of concerns about HGV movements along Hall Lane and the visibility at its junction with Ipswich Road. This junction should be carefully inspected and assessed.

The Applicant has also not carried out, or provided evidence of, a structural assessment of the new Hall Lane Bridge to demonstrate that it is suitable for the proposed construction traffic or AIL movements.

3. Tumbrel Barn Pond and the A140

Tumbrel Barn Pond is adjacent to and runs parallel with the ancient Pye Road. (A140)

The pond appears on some of the earliest OS maps and predates the widening and modern construction of the A140. Its visible edge is extremely close to the road.

In 2023, the bank collapsed and vegetation was lost into the pond. We subsequently had the bank reinstated at considerable expense. During the work, contractors were shocked to find that in parts the pond edge was actually underneath the A140.



Reconstructed bank Tumbrel Pond



1 Tumbrel Barn Pond Post after reconstruction

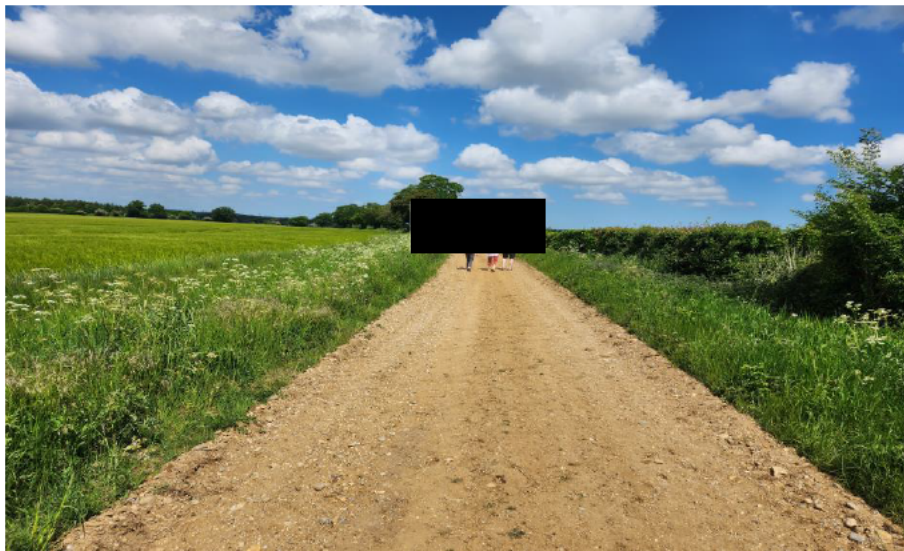
In my opinion, it is simply not safe for AILs to travel southbound along this stretch of road without a detailed assessment. There is a real concern about additional loading at a location where the ground has already demonstrated instability.

The Applicant has not adequately responded to this issue, nor have I seen evidence that a detailed assessment of the location and an alternative route has been properly considered.

4. Loss of Amenity and PROW3

PROW3, apart from the adjoining short PROW4, is our sole remaining rural footpath in this part of Stratton St Michael.

My family use this footpath almost daily for walking, recreation and exercise. We can see it from our property and it provides an important connection with the rural environment. It is also a place of peace and relaxation.



[My family on PROW3 Stratton St Michael](#)

The other footpaths to the south and west are only accessible by road. The loss of this rural setting would therefore be really significant for us.

Even if the footpath is eventually reinstated, I do not believe people will walk, run or exercise next to what would effectively be an industrial scale solar development and electricity substation in the same way.

The amenity and character of the route would be lost.

5. Cumulative Impact

The Applicant has not adequately responded to my RR-1067 regarding cumulative impact.

Long Stratton and the surrounding area are already undergoing major change through the construction of the Long Stratton bypass and a housing development of more than 1,800 new homes.

There will be additional pressure on highways, landscape, heritage and local services, together with significant changes to the character of the area.

The East Pye development should not be assessed in isolation. The cumulative impact on the local community, environment and quality of life needs to be properly addressed.

6. Heritage Assets – Tumbrel Barn and The Cedars Cluster

Tumbrel Barn is one of three dwellings within the group of buildings historically known as The Cedars Cluster. The three buildings are now entirely separate, with their own entrances and driveways.

Tumbrel Barn and Dairy Barn retain listed building status as part of the original curtilage. However, the Applicant continues to assess them as part of The Cedars' rather than recognising their current separate residential use and setting. They have declined to identify them as residential properties rather to view them as outbuildings or barns of the Cedars.

The original Cedars property was listed in 1951 (Entry 1304177), together with the associated working barns forming part of Cedars Farm. Part of the land historically associated with the farm now forms Sites 4a and 4b.

The heritage significance is therefore not simply about the buildings themselves. They were listed in the context of a working farm and its rural setting.

I do not believe the Applicant's assessment adequately represents the true setting or the impact of the proposed development on this peaceful rural environment.

I also consider that photographs taken by the Applicant's agents from selected viewpoints and angles do not represent the views experienced by the present owners, particularly during the 'leaves off' period. (APP-165-168)

The following photographs show the actual views from the property.



The Cedars: Three Storey historic building with clear views.



The Cedars Landscape View west



The Cedars View to North West towards site 4a



The Cedars 'Leaves Off' view towards North East and proposed sub station



The Cedars 'Leaves Off' view towards East/North East Solar and sub station

7. Category 3 Status / Book of Reference

The Applicant has still not responded satisfactorily to my request for Tumbrel Barn to be included in the Book of Reference.

It is not listed and I have received no explanation as to why.

I note that other properties in Long Stratton which appear to be unaffected by the scheme are included.

I ask the Examiners to consider whether Tumbrel Barn has been correctly identified and assessed.

8. Long Stratton Neighbourhood Plan

The proposed scheme is, in my view, in direct conflict with the adopted Long Stratton Neighbourhood Plan.

The Plan seeks to preserve the historic character and setting of the area and maintain a clear distinction between the settlement and surrounding countryside.

Sites 4a and 4b perform an important role as a buffer between the residential settlement and the open countryside.

They also sit within **Landscape Character Area A1 : Tas Valley**, which cannot simply be ignored.

If approved, the scheme would effectively create a tunnel of solar arrays and substations at the southern and northern gateways to Long Stratton.

Conclusion

I remain firmly opposed to the East Pye Solar Project.

My objection is not just for myself or my family. It is about the **cumulative and irreversible change to the character, landscape, heritage, amenity and quality of life of this area.**

The damage would extend well beyond the individual sites and properties directly affected.

I therefore ask the Examining Authority to give full weight and consideration to these concerns and recommend that the East Pye Solar Project is not granted development consent.

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RR-1067