

BROOKE PARISH COUNCIL

Deadline 1 Written Representation

East Pye Solar Development Consent Order

Site 9 (Brooke), associated cable corridors, construction traffic and Abnormal Indivisible Load routes

Interested Party	Brooke Parish Council
Interested Party Number	EPS-SPS013
Development	East Pye Solar
Submission	Deadline 1 comprehensive written representation

Consolidated from the Parish Council's draft representations and resident personal-impact material



Brooke Solar Site 9 - 150 acres - (shaded in RED)

Table of contents

Executive summary	3
1. Purpose and scope	4
2. Site 9 context and cumulative assessment	4
3. Residential amenity, health and wellbeing	5
4. Landscape, visual effects and rural character	6
5. Heritage and conservation area	7
6. Ecology, biodiversity and baseline reliability	8
7. Transport, AILs and vulnerable road users	9
8. Cable corridors and associated works	10
9. Flood risk and drainage	10
10. Agricultural land, local economy and recreation	11
11. Consultation, mitigation and enforceability	12
12. Information and controls requested	13
13. Conclusion	14

Executive summary

This representation consolidates Brooke Parish Council's concerns about Site 9 of the East Pye Solar proposal and the infrastructure needed to construct, connect, operate and decommission it. The Council supports the transition to renewable energy in principle. Its position is that Site 9 cannot be judged solely by the solar-panel footprint, because the effects experienced locally would also arise from cable corridors, access works, internal haul roads, construction compounds, HGV and Abnormal Indivisible Load movements, highway alterations, vegetation clearance, drainage works and operational traffic.

Site 9 is a particularly sensitive location because development is close to homes and is associated with valued rural views, heritage assets, ecological corridors, a primary school, narrow historic roads, agricultural land, local businesses and recreational users. Resident statements describe potential effects on amenity, livelihoods, property marketability, equestrian use, home working, mental wellbeing and the enjoyment of the countryside.

The Council's central concern is uncertainty. Final construction access, cable and AIL arrangements are not sufficiently fixed in the material reviewed; the cumulative vegetation loss is not presented in one plan; and the ecological baseline is questioned because substantial hedgerow and tree clearance is reported before or around survey activity. In addition, the source material calls for fuller winter and worst-case visual assessment, heritage-led design evidence, cumulative drainage analysis and enforceable long-term mitigation. This has been exacerbated by the lack of any formal approach to the Council by East Pye Solar, combined with inadequate knowledge of exact plans presented at the statutory consultation held in Brooke Village Hall.

Brooke Parish Council therefore asks the Examining Authority to require a consolidated and defensible assessment of the whole Site 9 development package before reaching a conclusion on acceptability. Any consent should secure clear controls for construction traffic, ecological and landscape management, drainage, monitoring, replacement planting, resident communication, emergency access, decommissioning and corrective action if mitigation fails.

Headline requests

- A definitive plan for construction access, internal haul roads, cable routes, compounds, joint bays, HGV routes and AIL routes serving Site 9.
- A single consolidated plan quantifying all hedge, tree, verge and habitat loss arising from the solar parcel and associated works.
- An ecological baseline and Biodiversity Net Gain assessment that transparently addresses the reported pre-survey vegetation clearance and its implications for survey reliability.
- Winter, leaf-off and worst-case visual assessment, including viewpoints from affected homes, Brooke View Barns, public rights of way and heritage receptors.
- A road-by-road transport assessment focused on Brooke Primary School, High Green, Honeypot Lane, Littlebeck Lane, Mill Lane and Woodton Road, including vulnerable users and emergency access.
- Cumulative assessment of drainage, flood risk, soil effects, landscape, heritage, ecology, amenity and transport, including interaction with Sites 7–10 and wider project infrastructure.
- Legally enforceable management, monitoring, replacement and remediation measures extending through construction, operation and decommissioning.

1. Purpose and scope

This is Brooke Parish Council's consolidated Deadline 1 Written Representation concerning Site 9 (Brooke) within the proposed East Pye Solar Development Consent Order. It brings together the Council's draft representations and the personal-impact evidence supplied by residents. It is intended to give the Examining Authority a coherent account of the principal issues, the interrelationship between them and the information or controls sought.

The report distinguishes between the Council's planning and examination submissions, residents' experiences and technical matters requiring verification. Resident statements are relevant evidence of local circumstances and perceived effects, but quantified assertions and technical or health claims should be tested against the Applicant's evidence, applicable standards and independent expert assessment.

2. Site 9 context and cumulative assessment

The Council considers the relevant development to include the approximately 150-acre solar parcel and every associated element required to make it constructible and operational. The practical development experienced by Brooke would comprise solar arrays, perimeter infrastructure, construction accesses, haul roads, cable corridors, compounds, HGV and AIL movements, highway alterations, vegetation clearance, drainage works, lighting and operational maintenance.

The parcel begins approximately 4–10 metres from the boundaries of at least seven homes. EPS documents describe proposed construction routes surrounding the parcel and converging around homes, Brooke Primary School, listed buildings, narrow rural lanes, ecological corridors and agricultural land. For this reason, assessment by separate topic or separate work package risks understating combined effects.

The Council asks for one integrated cumulative assessment covering Site 9, its associated infrastructure, Sites 7–10 and the wider East Pye Solar scheme. The assessment should test realistic worst-case combinations and overlapping construction periods rather than treating each impact in isolation.

3. Residential amenity, health and wellbeing

3.1 Proximity, disturbance and quality of life

Residents homes, land, stables, holiday accommodation and home-working spaces immediately adjoining or facing the proposed development are noted in personal impact statements. The issues raised include construction noise and activity, lighting, loss of screening, operational maintenance, glare, traffic, changes to views, disturbance to horses and disruption to confidential work calls. The Council considers that assessment should reflect the particular sensitivity created by close proximity and the duration and combination of these effects.

3.2 Mental wellbeing and sense of place

Personal statements report stress, anxiety, uncertainty and concern about retirement plans, livelihoods and the loss of valued countryside. The rural setting and rights of way are described as supporting recreation, relaxation, community identity and wellbeing. The Council requests a proportionate community wellbeing assessment addressing significant landscape change, construction disturbance, loss of tranquility, long-term visual effects and perceived environmental change.

3.3 Electromagnetic fields and health information

Some residents raise concerns about electromagnetic fields associated with cabling, transformers and substations, including in relation to existing neurological conditions. The Council does not present those concerns as established effects. It asks the Applicant to provide clear, accessible evidence of anticipated field levels, relevant health-protection standards, separation distances, cumulative exposure assumptions and the way residents' concerns have been addressed. The Council also requests personal visits to homeowners adjacent to the development to enable adequate assessment of the cumulative mental and health impacts of the proposed development of site 9.

3.4 Property and business impacts

Residents report concern about property marketability, value, holiday-let viability and retirement security. One statement reports a professional valuation indicating a 30 percent difference with and without the proposed solar development; this is a resident-reported figure and should be substantiated if relied upon. The Council requests assessment of effects on Brooke View Barns and other hospitality, tourism, rental and equestrian businesses whose offer depends on rural views, tranquility and access.

4. Landscape, visual effects and rural character

The open agricultural landscape around Brooke contributes to local identity, long views, settlement character and the relationship between Brooke and its rural setting. The proposed arrays, fencing, cameras, cabling and associated equipment would introduce extensive energy infrastructure into that landscape. The Council considers that the scale and cumulative presence of infrastructure have not yet been demonstrated to be acceptable from local viewpoints.

4.1 Seasonal and worst-case assessment

The Council is concerned about reliance on existing trees and hedgerows for screening. Screening changes with season and may be lost through disease, age, storms or management failure. The assessment should therefore include winter photomontages, leaf-off views, seasonal visualizations and reduced-screening scenarios over the full operational life of the project.

4.2 Sensitive viewpoints

- Properties and land immediately adjoining Site 9, including High Green and Mill Lane.
- Brooke View Barns and other visitor or hospitality receptors.
- Brooke and Kirstead Conservation Area and nearby listed buildings.
- Public rights of way and routes used by walkers, cyclists and equestrians.
- Brooke Primary School, Woods and community facilities.
- Approaches along High Green, Honeypot Lane, Littlebeck Lane, Mill Lane and Woodton Road.

4.3 Glint and glare

Resident evidence requests a scheme-specific glint and glare assessment. The Council supports a transparent assessment of receptors, seasonal and daily conditions, road users and nearby homes, with mitigation secured where effects are identified.

5. Heritage and conservation area

The Council considers that the agricultural setting is part of the significance and experience of the Brooke and Kirstead Conservation Area. It is concerned that reliance on existing vegetation may understate harm to the setting of Brooke Conservation Area and nearby heritage receptors, including Waterfield Cottage (List Entry Number:1372865), Oldhouse Farmhouse (List Entry Number:1372864) and Littlebeck Farmhouse (List Entry Number:1051154).

5.1 Heritage-led design

The Applicant should demonstrate that reasonable heritage-led alternatives were considered, that layout changes to reduce effects were fully explored and that specific mitigation was incorporated where appropriate. Heritage conclusions should be tested under winter and reduced-screening conditions and over the full operational life of the development.

5.2 Construction traffic and historic routes

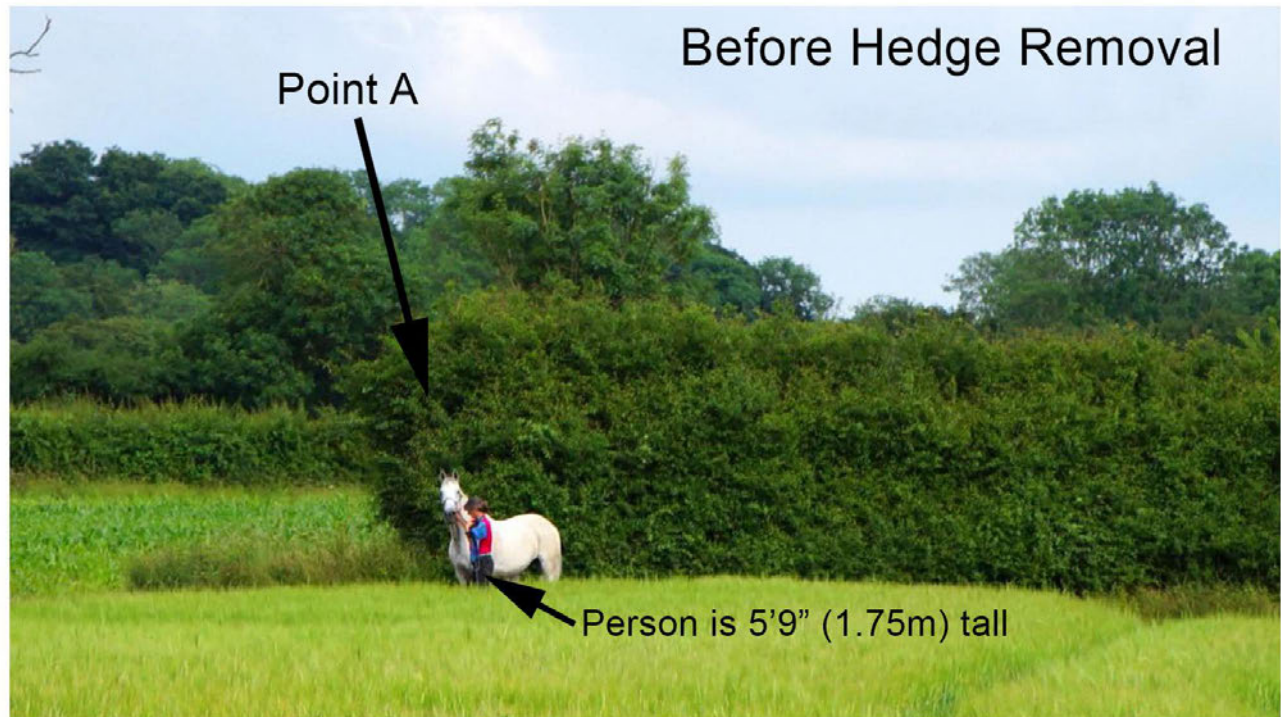
The source material identifies 31 listed properties in the wider affected area and 13 on AIL or HGV routes. It describes listed buildings on High Green, The Street, Norwich Road, Woodton Road and Littlebeck Lane. The Council asks that heritage assessments include repeated HGV and AIL movements, highway widening, passing places, loss of verges or vegetation, changes to historic road character and the combined effect of construction infrastructure and the solar development.

6. Ecology, biodiversity and baseline reliability

The source material describes a connected ecological network involving hedgerows, a natural pond, Six Acre Plantation, Brooke Wood, other woodland, farmland and smaller stepping-stone habitats. It reports records of barbastelle, noctule and brown long-eared bats, Red- and Amber-listed birds, reptiles, mammals, hares, deer and invertebrates. The Council requests assessment of the network as a whole, rather than a simple area-for-area calculation of replacement planting.

6.1 Reported vegetation clearance

The Site 9 material reports that approximately 1,565 metres of hedge and trees were cut to ground level in March 2024 and that approximately 990 metres of regrowth were cut in September 2024. It also reports that a [REDACTED] nesting site used by a breeding pair for more than ten years ceased to be occupied following hedge removal. These are important reported facts that require verification through records, photographs, survey data and the Applicant's evidence, provided under a separate submission for deadline 1 by Brooke PC.



The ditch associated with the Hedge has now been filled in, representing loss of valuable aquatic habitat, presumably for ease of construction and without any inclusion in the ecology survey or BNG calculations for site 9.



The Council asks the Examining Authority to establish the location, extent, timing, prior condition and ecological function of the removed features; whether they formed wildlife corridors; their relevance to nesting birds, bats and other species; and whether subsequent surveys provide a representative baseline.

6.2 Baseline and Biodiversity Net Gain

Any ecological baseline and Biodiversity Net Gain calculation should transparently state whether it uses pre-clearance or post-clearance conditions and should explain the implications. Replacement planting alone may not immediately restore established nesting habitat, bat commuting routes, pond conditions or connectivity.

6.3 Long-term management

Biodiversity commitments should be measurable and enforceable, with monitoring intervals, success criteria, management actions, replacement obligations, reporting arrangements and corrective triggers extending across construction, operation and decommissioning.

7. Transport, AILs and vulnerable road users

The Council considers construction transport to be a central part of the Site 9 impact. The source material describes AIL and HGV routes around the parcel using the B1332, High Green/Honeypot Lane, Littlebeck Lane/Mill Lane and Woodton Road. It also states that the Sites 7–10 transport strategy had not been accepted by Norfolk County Council in the evidence reviewed and that materially different arrangements were required. The final strategy therefore needs to be fixed and examined.

7.1 High Green and Brooke Primary School

High Green passes Brooke Primary School and the Farm Shop complex, includes parked vehicles, narrows beyond Astley Cooper Place and is described as lacking footways and passing places in relevant sections. It is used by schoolchildren, pedestrians, cyclists, horse riders and horse-drawn vehicles. The source material estimates up to 136 HGV movements per day, plus an unspecified number of AIL movements. This estimate should be verified against the final construction programme and routing assumptions.

A specific assessment is requested for school travel, cycle training, school coaches, emergency access and the school's use of Wishing Wood, including periods of peak construction activity.

7.2 Littlebeck Lane and Woodton Road

These lanes are described as single-track, without passing places, with ditches, listed buildings, roadside habitat and use by walkers, cyclists and equestrians. Proposed passing places, visibility splays, widening or access works must be assessed as development impacts where they require hedgerow or tree removal, verge excavation, drainage change, habitat loss or alteration of historic character.

7.3 Required transport controls

- Definitive HGV and AIL routes, movement numbers, timing and vehicle specifications.
- Road-by-road swept-path, safety, capacity and accessibility assessment.
- Controls for school times, public transport, agricultural traffic and community events.
- Emergency access arrangements and limits on temporary closures or obstruction.
- Measures for pedestrians, cyclists, equestrians and horse-drawn vehicles.
- A Construction Traffic Management Plan secured through the DCO and developed in consultation with Brooke Parish Council.
- Advance notification, complaints handling, monitoring and enforceable breach-response procedures.

8. Cable corridors and associated works

The source material describes a project-wide cable network of approximately 24 km, requiring trenching, working widths, joint bays, soil storage, access, dewatering and crossings. These works may affect hedgerows, mature trees, soils, drainage, watercourses, archaeology, ecology, public rights of way and highways. Site 9 should not be treated as acceptable until its final cable route and full working corridor are established and assessed.

The Council requests plans showing joint bays, compounds, crossing methods, working widths, soil storage, dewatering, access and reinstatement. Where route sections have not been fully evaluated by geophysical survey or trial trenching, the residual uncertainty should be recognised and addressed before conclusions are reached.

9. Flood risk and drainage

The Site 9 material reports variable flood risk, identifies land within Flood Zone 3 and raises concern about surface-water flooding, clay soils, land gradients and runoff from panel areas. A resident statement describes a meadow currently outside a mapped flood-risk area and fears increased saturation and loss of grazing use. Another identifies an uncleared ditch and the need for maintenance access.

The Council requests a cumulative drainage assessment addressing arrays, cable trenches, access and haul roads, soil compaction, vegetation clearance, compounds and highway works. It should demonstrate flow paths, infiltration assumptions, exceedance routes, ditch and watercourse capacity, climate-change allowances, construction-phase controls, maintenance responsibilities and arrangements for access by suitable plant. The assessment should test effects on neighbouring land rather than relying only on site-wide averages.

10. Agricultural land, local economy and recreation

10.1 Agricultural land and soils

The source material identifies Site 9 as Grade 3/3A Best and Most Versatile agricultural land. The planning balance should consider not only the array footprint but also cable trenching, compounds, haul roads, storage, compaction, drainage change and the quality of restoration. Soil handling and reinstatement should be governed by an enforceable plan and monitored by appropriately qualified specialists.

10.2 Food production and reversibility

Residents raise wider concerns about food security and whether land can be fully returned to agricultural use. The Council asks for clear evidence on the duration of land take, continued agricultural use where proposed, soil protection, decommissioning, restoration standards and the security required to ensure delivery.

10.3 Local businesses and property

Brooke View Barns and other hospitality, tourism and rental businesses are described as depending on rural views and tranquility. Equestrian users may be sensitive to noise, traffic and unexpected sensory disturbance. The assessment should identify affected businesses and receptors, distinguish construction and operational effects, and set out practical mitigation and access arrangements.

10.4 Rights of way and recreation

Public rights of way and rural lanes support walking, cycling, equestrian use and access to green space. The Council requests assessment of severance, safety, temporary closures, loss of tranquility and the experience of users, together with continuous and accessible diversion arrangements where disruption cannot be avoided.

11. Consultation, mitigation and enforceability

11.1 Site-specific consultation

The Council acknowledges that consultation events were held, including in Brooke, but reports that representatives were often unable to answer detailed questions about local heritage, ecology, rights of way, drainage and community impacts. The Examining Authority is asked to consider whether local knowledge was captured early enough to influence the design and whether further Site 9-specific engagement is required.

11.2 Reliance on mitigation

A recurring concern is that conclusions depend on mitigation whose design, durability or enforceability is not yet sufficiently demonstrated. Planting may take years to establish and may fail; existing vegetation may be lost; traffic arrangements may change; and ecological measures may not deliver the intended function. The DCO and management plans should therefore define outcomes, responsibilities, monitoring, reporting and corrective action.

11.3 Lifecycle controls

- Protection and maintenance of retained trees, hedges, ponds, ditches and habitats.
- Replacement planting specifications, timescales and repeated replacement where establishment fails.
- Inspection and lifecycle management of metal supports, fencing and equipment, including corrosion and visual deterioration.
- Noise, lighting, dust, working-hour and construction-communication controls.
- Drainage inspection, ditch maintenance and access arrangements.
- Independent monitoring and publication of compliance reports.
- Trigger mechanisms and enforceable remediation where mitigation does not perform as predicted.
- Decommissioning, removal, soil restoration and long-term aftercare.

12. Information and controls requested

Before a conclusion is reached on the acceptability or deliverability of Site 9, Brooke Parish Council requests the following consolidated information and secured controls:

1. A definitive Site 9 construction access plan.
2. The final internal haul-road and CRC8 arrangement serving Site 9.
3. The definitive cable route, working width, joint bays, compounds and temporary areas.
4. A single plan quantifying all hedge, tree, verge and habitat loss from the parcel and associated works.
5. An ecological baseline addressing the reported March and September 2024 clearance and survey reliability.
6. A specific assessment of the natural pond and the wider bat and ecological connectivity network.
7. A transparent Biodiversity Net Gain calculation and long-term habitat-management framework.
8. Winter, leaf-off and worst-case visual assessment, including reduced-screening scenarios.
9. A heritage-led design review and assessment of conservation-area and listed-building settings.
10. A definitive HGV forecast and AIL route, including full route from the final port of entry.
11. Road-by-road assessment of High Green, Honeypot Lane, Littlebeck Lane, Mill Lane and Woodton Road.
12. A specific assessment of Brooke Primary School, cycle training, school transport and Wishing Wood.
13. Assessment of passing places, visibility splays and widening, including secondary habitat, drainage and heritage effects.
14. A cumulative flood-risk and drainage assessment covering arrays, roads, cables and vegetation loss.
15. An agricultural land and soil-management assessment covering all temporary and permanent works.
16. Assessment of Brooke View Barns, hospitality, tourism, rental and equestrian receptors.
17. A community wellbeing assessment and accessible technical information on EMF, glint and glare and construction effects.
18. A cumulative assessment of Site 9 with Sites 7–10 and the wider project.
19. A Construction Traffic Management Plan secured through the DCO and prepared with Brooke Parish Council.
20. Enforceable landscape, ecology, drainage, infrastructure-maintenance, monitoring, remediation and decommissioning requirements.

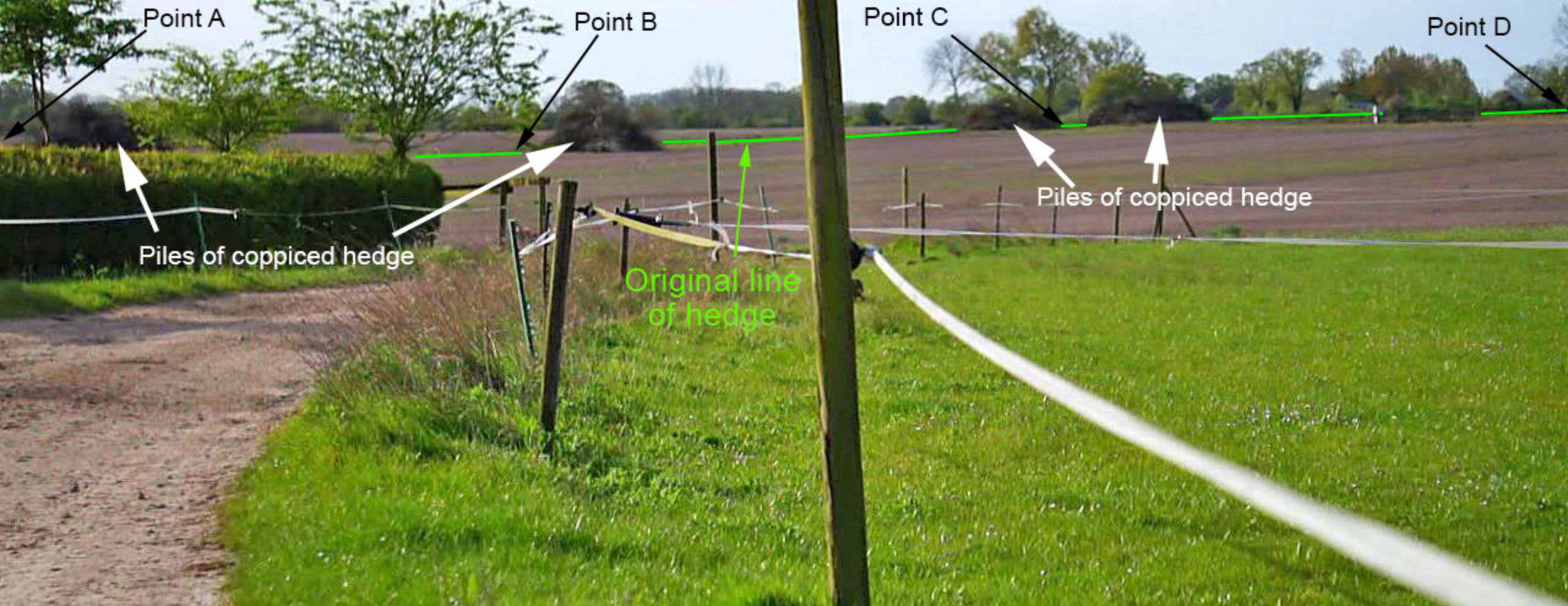
13. Conclusion

Brooke Parish Council supports renewable energy in principle, but considers Land Parcel 9 to be a particularly sensitive part of the East Pye Solar proposal. The evidence assembled by the Council describes development immediately adjoining homes and affecting a setting that includes valued agricultural landscape, ecological networks, heritage assets, a primary school, local businesses, equestrian and recreational users, narrow rural roads and agricultural land.

The Council's principal submission is that Site 9 cannot properly be assessed through the solar-panel footprint alone. The environmental and community effects are inseparable from cable corridors, construction accesses, internal haul roads, HGV and AIL routes, highway works, vegetation clearance, drainage works and operational traffic. These components must be fixed to a sufficient degree, assessed cumulatively and controlled through enforceable requirements.

The reported removal of substantial lengths of hedgerow and trees creates a specific need to establish a defensible ecological baseline and to determine whether later surveys and Biodiversity Net Gain calculations fairly represent the site's earlier condition and function. The same precaution is needed where conclusions rely on retained vegetation, future planting or transport mitigation that may itself cause environmental harm.

Until final access, cable and AIL arrangements are established; vegetation loss is fully quantified; ecological, heritage, landscape, transport, drainage, agricultural and amenity effects are comprehensively assessed; and effective long-term mitigation is secured, Brooke Parish Council considers that Site 9 should not be treated as an environmentally acceptable or transport-deliverable component of the proposal. The Council respectfully asks the Examining Authority to require the information and controls set out in this representation and to give full weight to the local evidence submitted.



Point A

Point B

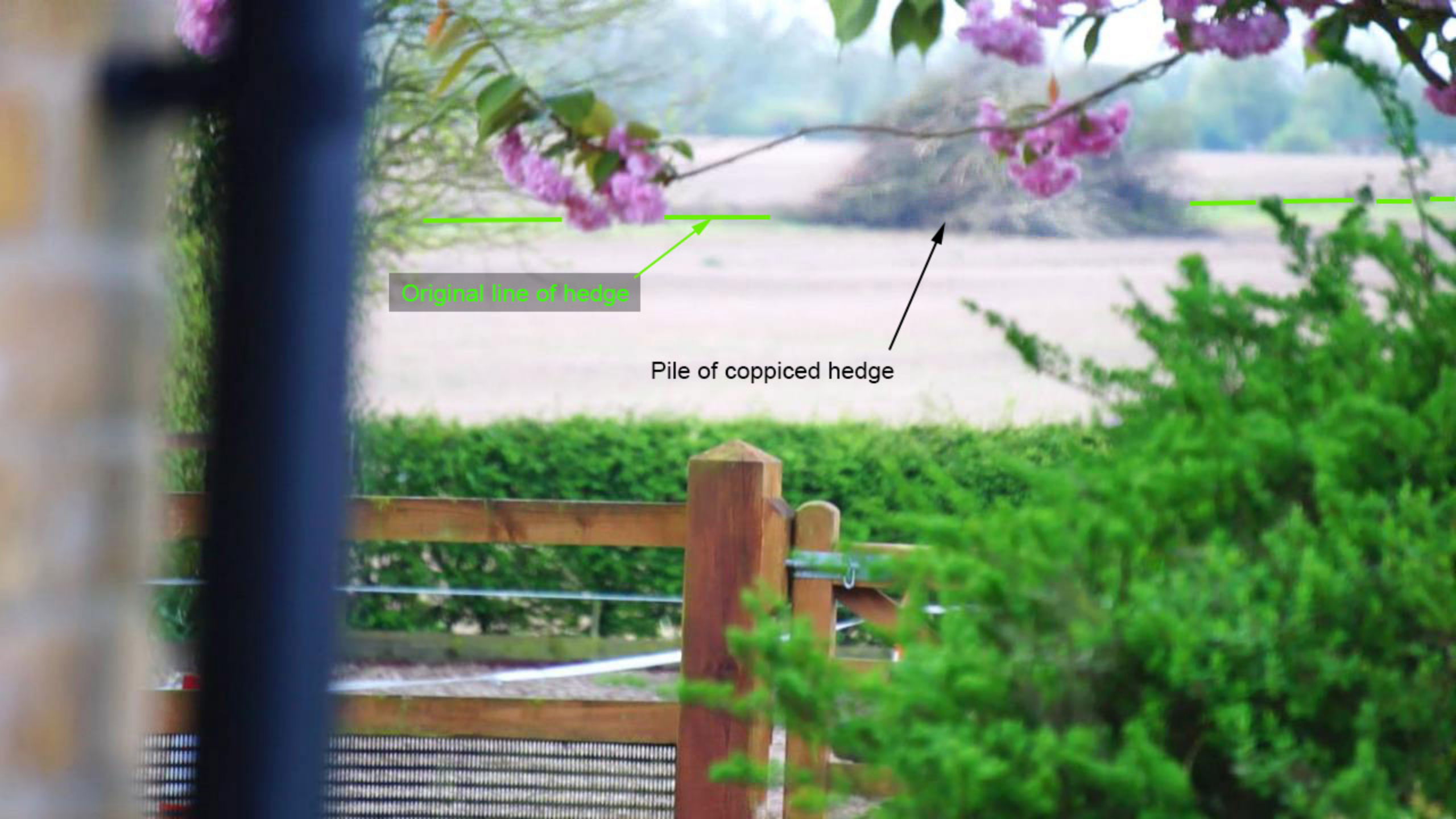
Point C

Point D

Piles of coppiced hedge

Original line
of hedge

Piles of coppiced hedge



Original line of hedge

Pile of coppiced hedge

**Point C
(Pond)**

**After surrounding trees
and hedge coppiced
to ground level**

To point D















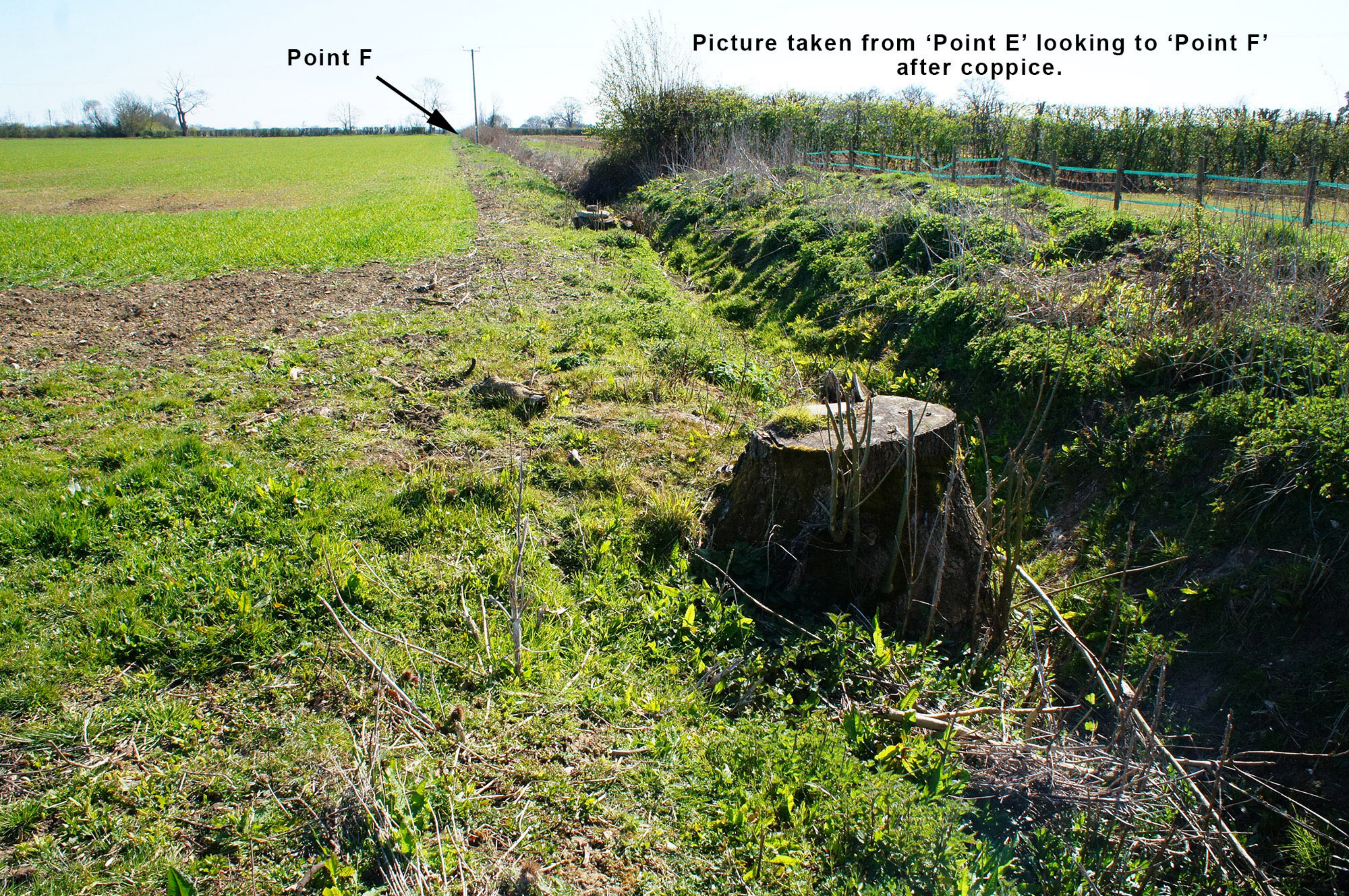




Point F



Picture taken from 'Point E' looking to 'Point F' after coppice.



**Point C
(pond)**

Picture taken from 'Point E' after hedge coppiced

Point F



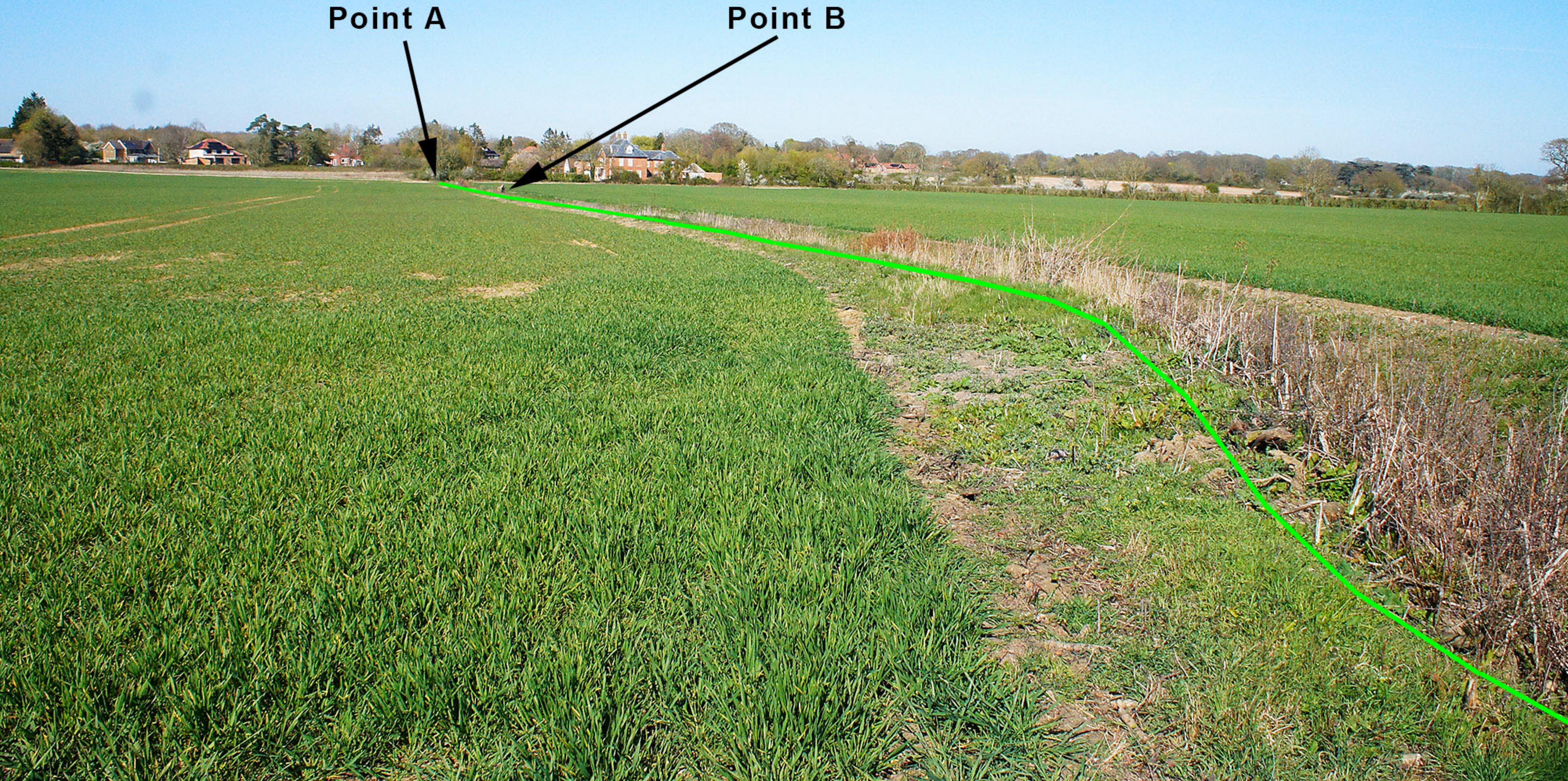
Picture taken from 'Point C' looking to 'Point E'
after hedge and trees coppiced



**‘Point C’ after hedge and trees
coppiced to ground level**



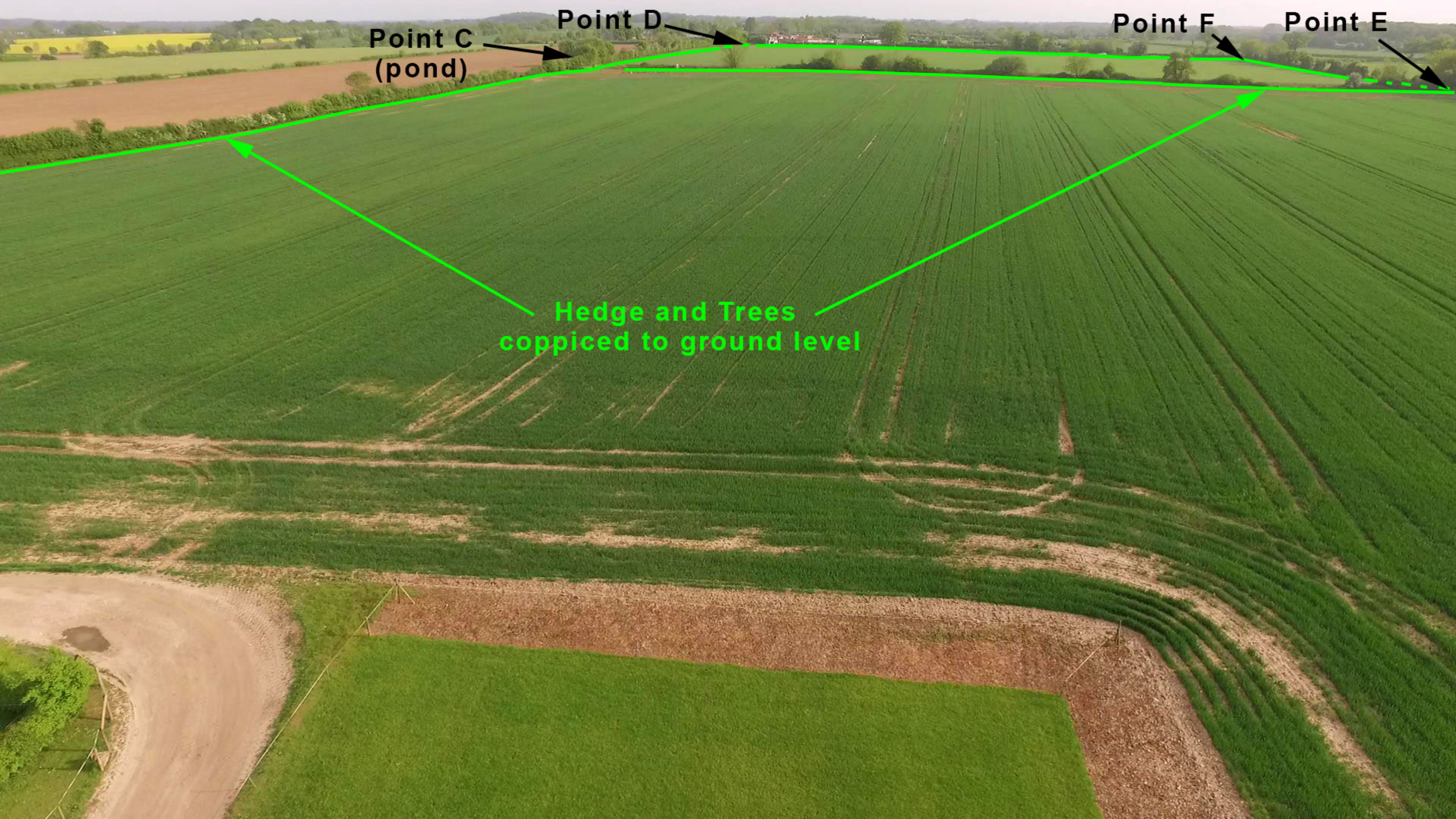
Picture taken from 'Point C' looking to 'Point A'
after hedge and trees coppiced to ground level



Point B



Hedge



Point C
(pond)

Point D

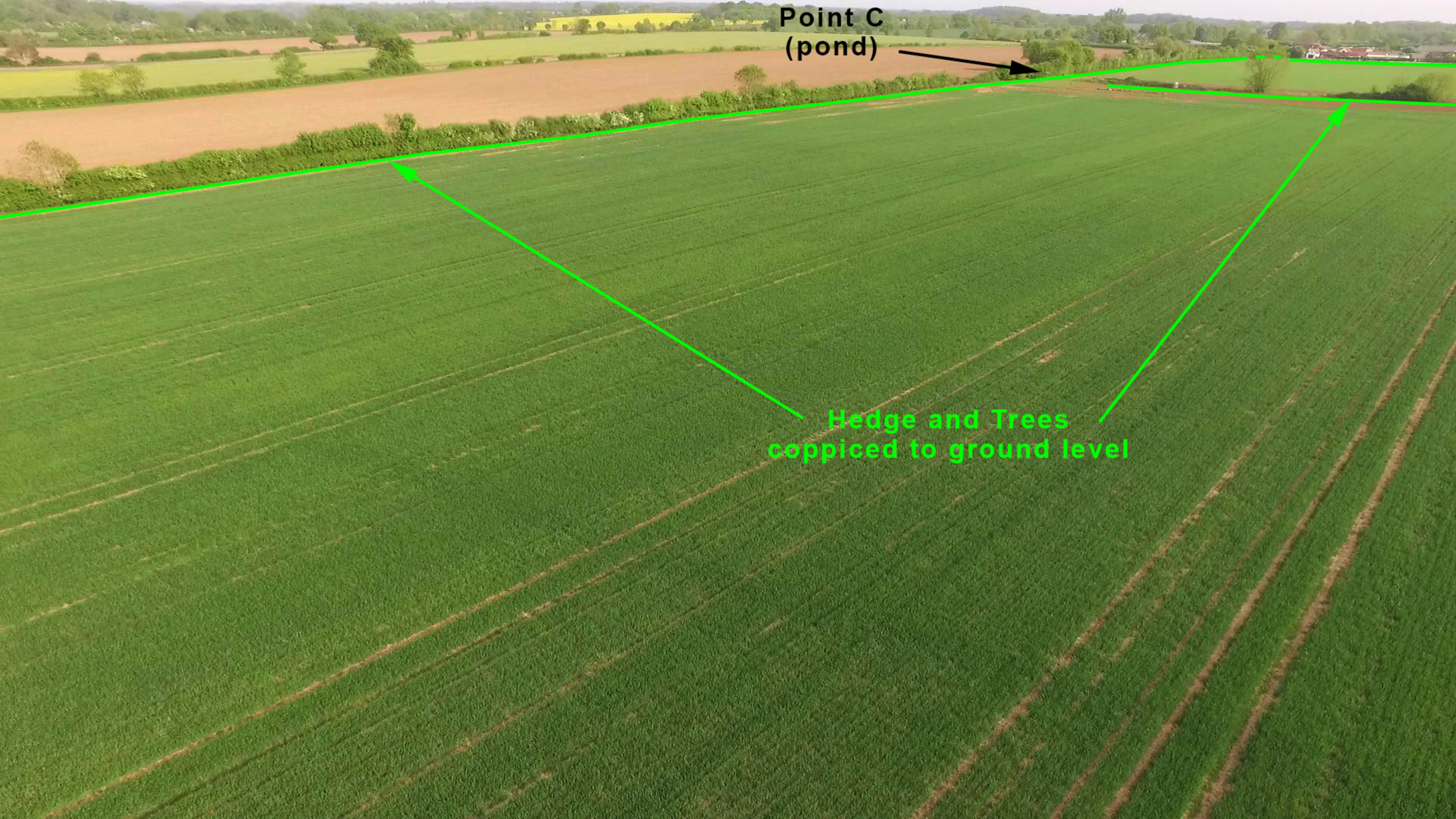
Point F

Point E

Hedge and Trees
coppiced to ground level

Point C
(pond)

Hedge and Trees
coppiced to ground level

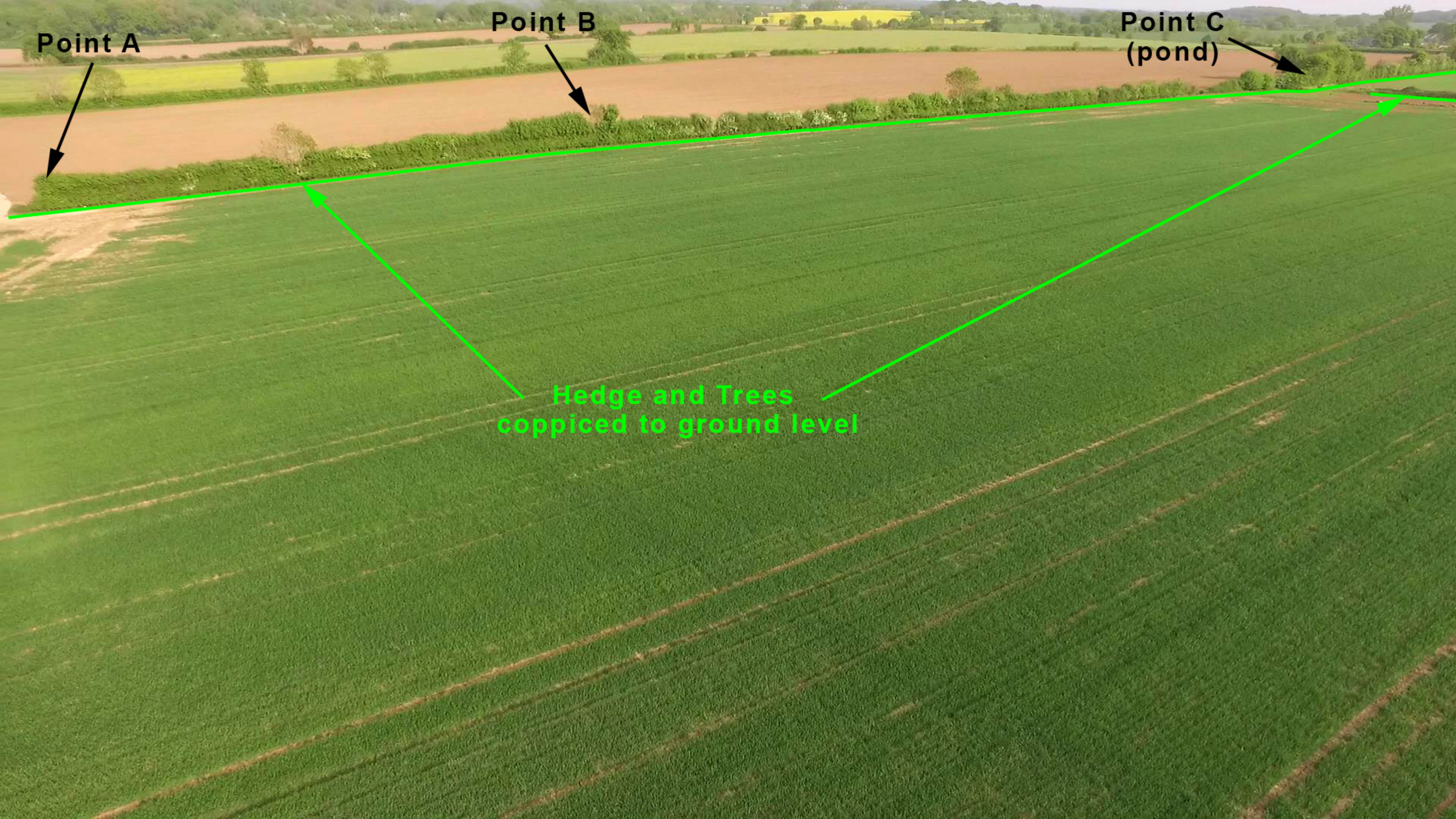


Point A

Point B

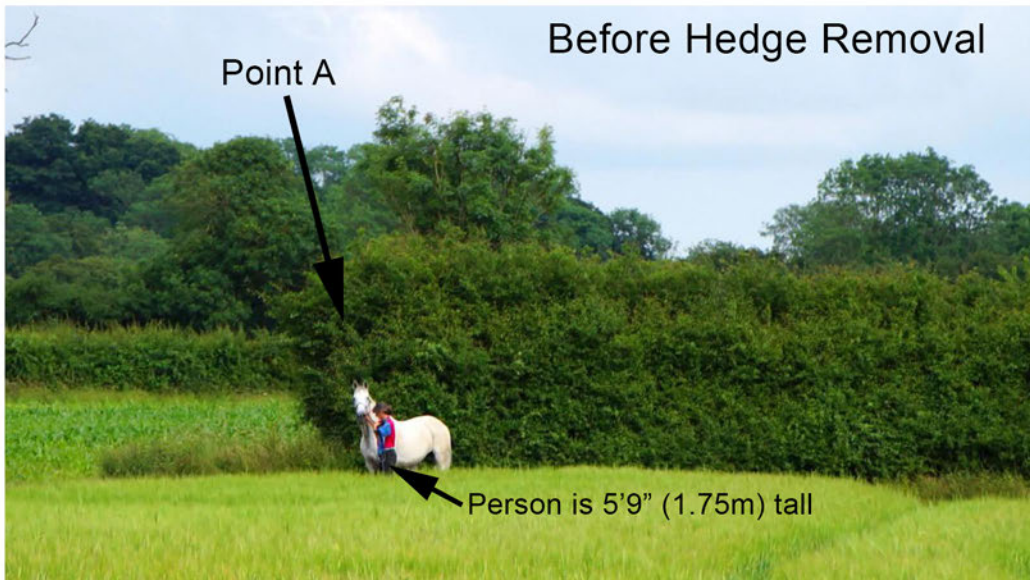
Point C
(pond)

Hedge and Trees
coppiced to ground level



Before Hedge Removal

Point A



After Hedge Removal

Position of hedge before removal





A

C

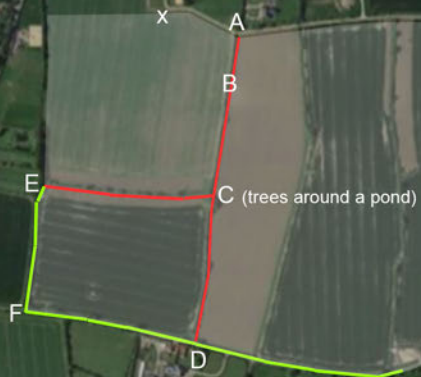
D

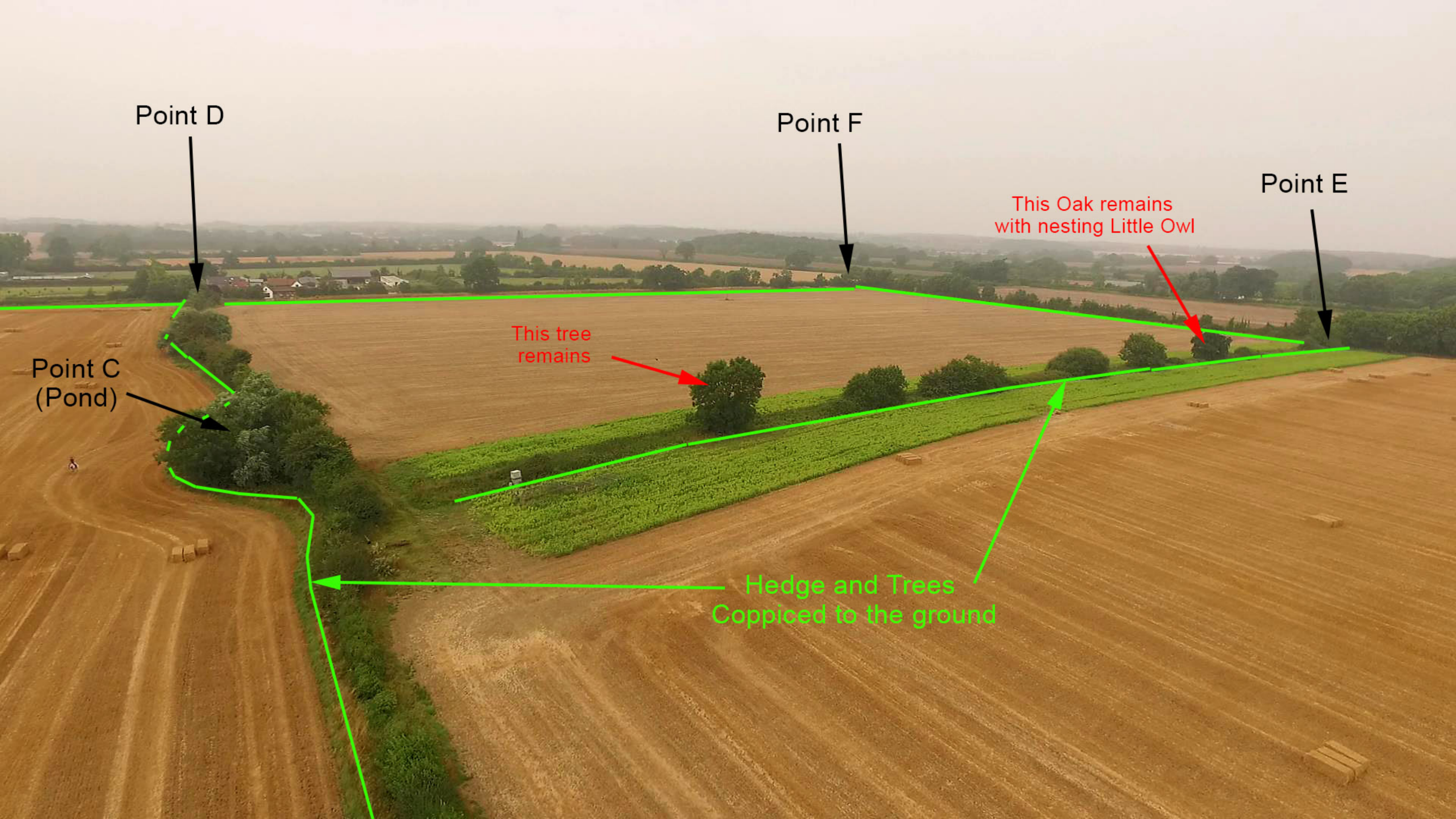
Hedge

Hedge

Approx. 1565m of hedge coppiced to ground level

-  Coppiced to ground level 2023
-  Coppiced to ground level March 2024
- X The location where we had our conversation





Point D

Point F

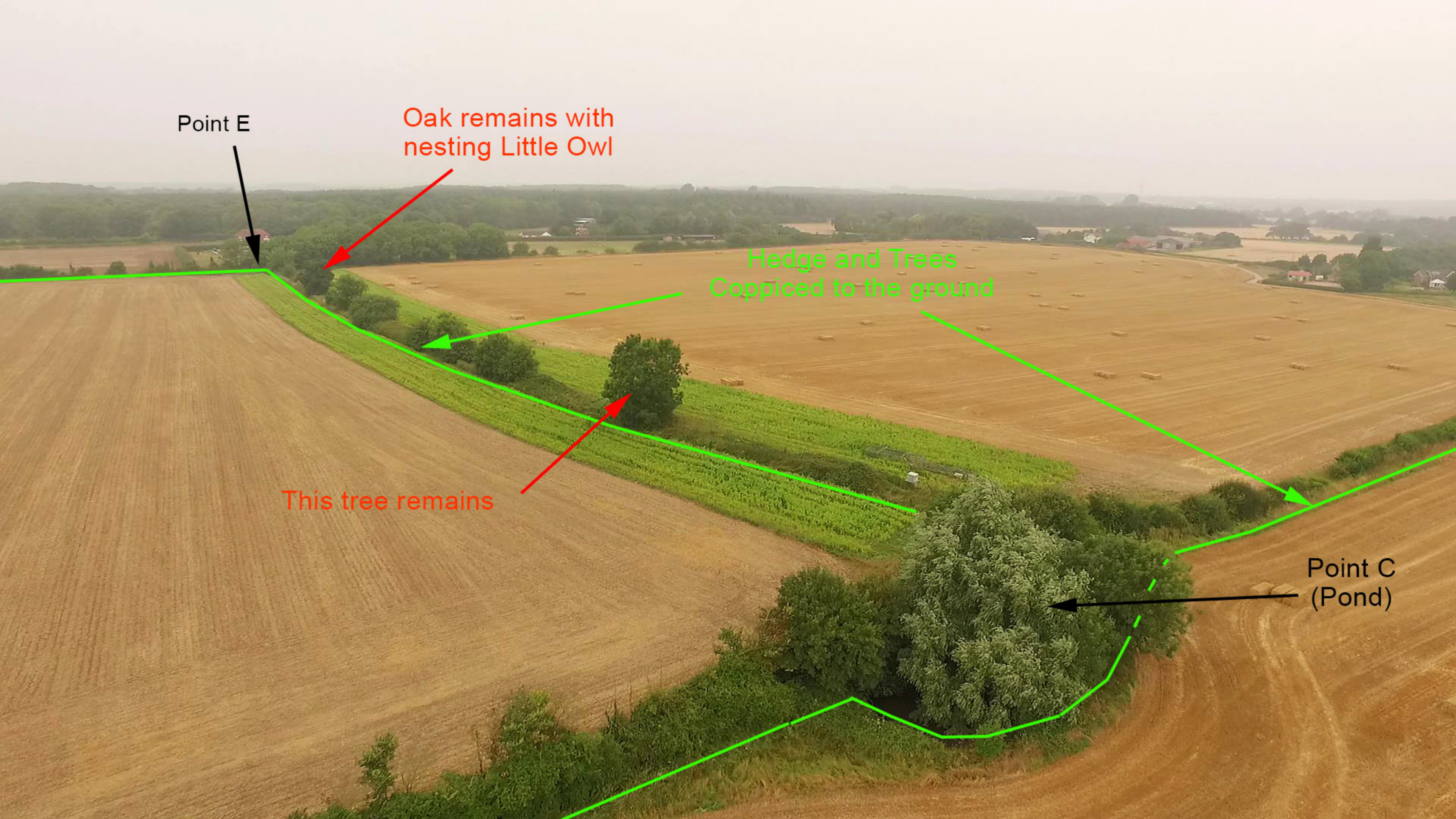
Point E

This Oak remains
with nesting Little Owl

This tree
remains

Point C
(Pond)

Hedge and Trees
Coppiced to the ground



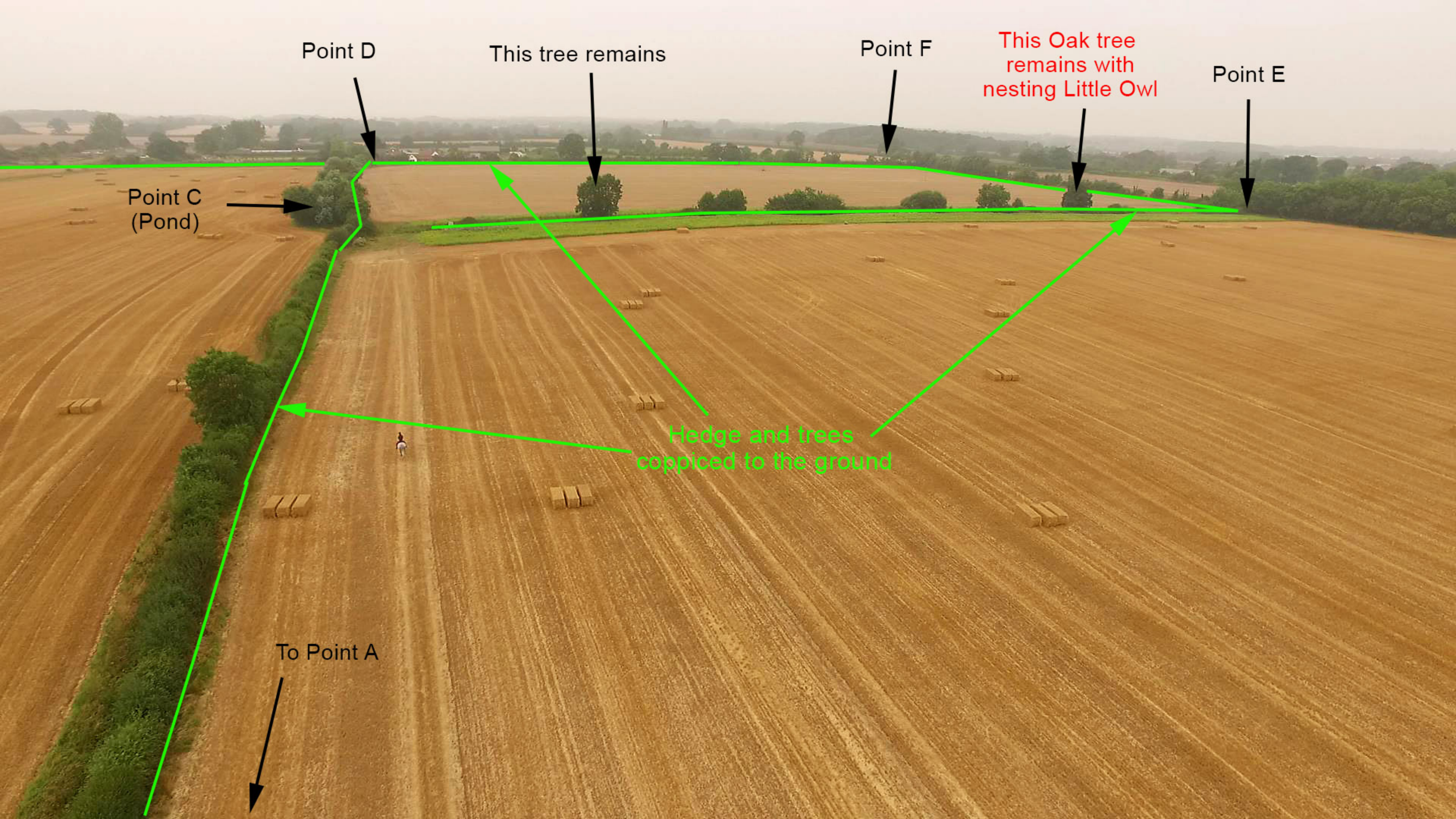
Point E

Oak remains with
nesting Little Owl

Hedge and Trees
Coppiced to the ground

This tree remains

Point C
(Pond)



Point D

This tree remains

Point F

This Oak tree
remains with
nesting Little Owl

Point E

Point C
(Pond)

Hedge and trees
coppiced to the ground

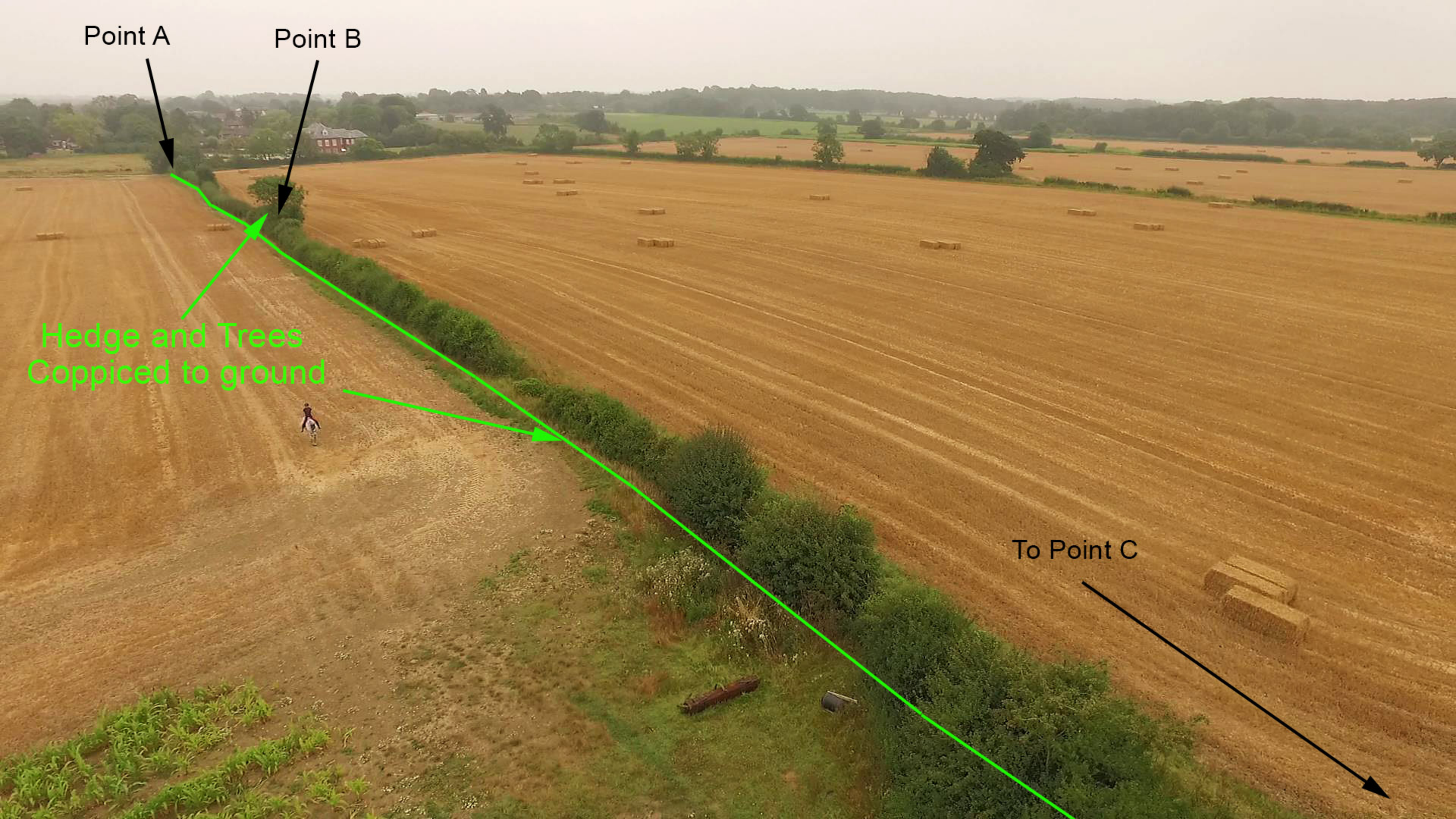
To Point A

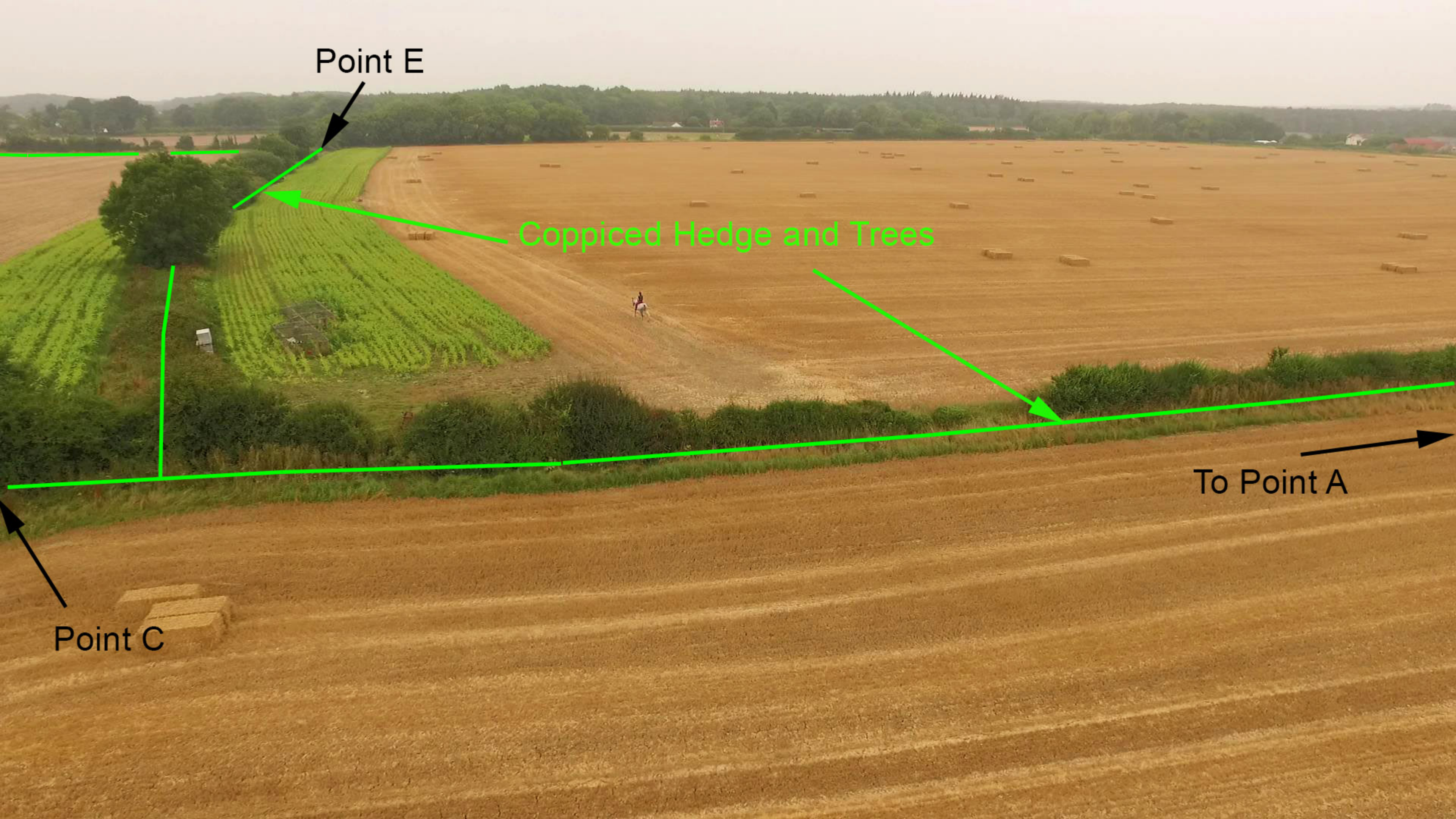
Point A

Point B

Hedge and Trees
Coppiced to ground

To Point C





Point E

Coppiced Hedge and Trees

To Point A

Point C

Land parcel 9

Completed by S. Walker/W. Walker

Section	Objection
Distance to residential properties	The Site starts 4-10 metres from the boundary of at least 7 properties.
Relative scale of EPS development – direct impact	The Land parcel is approximately 150 acres of the total project which covers approximately 2700 acres.
Heritage Assets:	The Conservation area, designated by the local planning authority, has direct line of sight, which affects the surroundings in which a place is experienced, its local context, embracing present and past relationships to the adjacent landscape.
Listed buildings	https://historicengland.org.uk/listing/the-list 31 Listed properties ‘blighted’ by Solar Village status: 13 Listed properties are directly on the AIL and HGV Transports routes shown with asterisk. Brooke Lodge List Entry Number:1051161 Heritage category:ListingGrade:II Location:BROOKE LODGE, NORWICH ROAD, Brooke, South Norfolk, Norfolk..... Old Dovecote List Entry Number:1051157 Heritage category:ListingGrade:II Location:OLD DOVECOTE, 4, DOVECOTE CLOSE, Brooke, South Norfolk, Norfolk North Lodge List Entry Number: 1372847 Heritage category: Listing Grade: II Location: NORTH LODGE, 54, THE STREET, Brooke, South Norfolk, Norfolk Mere Cottage List Entry Number: 1051121 Heritage category: Listing Grade: II Location: MERE COTTAGE, THE STREET, Brooke, South Norfolk, Norfolk *10, HIGH GREEN

List Entry Number: 1051159
Heritage category: Listing Grade: II
Location: 10, HIGH GREEN, Brooke, South Norfolk, Norfolk
.....

***Post Office**

List Entry Number: 1051118
Heritage category: Listing Grade: II
Location: POST OFFICE, NORWICH ROAD, Brooke, South Norfolk, Norfolk
.....

45, THE STREET

List Entry Number: 1366158
Heritage category: Listing Grade: II
Location: 45, THE STREET, Brooke, South Norfolk, Norfolk
.....

Laurel Farmhouse

List Entry Number: 1170418
Heritage category: Listing Grade: II
Location: LAUREL FARMHOUSE, THE STREET, Brooke, South Norfolk, Norfolk
.....

26 AND 28, THE STREET

List Entry Number: 1051125
Heritage category: Listing Grade: II
Location: 26 AND 28, THE STREET, Brooke, South Norfolk, Norfolk
.....

***66, HIGH GREEN**

List Entry Number: 1051160
Heritage category: Listing Grade: II
Location: 66, HIGH GREEN, Brooke, South Norfolk, Norfolk
.....

Barn Approximately 20 Metres North of Laurel Farmhouse

List Entry Number: 1051126
Heritage category: Listing Grade: II
Location: BARN APPROXIMATELY 20 METRES NORTH OF LAUREL FARMHOUSE, THE STREET, Brooke, South Norfolk, Norfolk
.....

***House to Rear of Post Office**

List Entry Number: 1051119
Heritage category: Listing Grade: II
Location: HOUSE TO REAR OF POST OFFICE, NORWICH ROAD, Brooke, South Norfolk, Norfolk
.....

***Kings Head Public House**

List Entry Number: 1170310

Heritage category: Listing Grade: II

Location: KINGS HEAD PUBLIC HOUSE, 6, NORWICH ROAD, Brooke, South Norfolk, Norfolk

.....

19 AND 21, THE STREET

List Entry Number:1170429

Heritage category:ListingGrade:II

Location:19 AND 21, THE STREET, Brooke, South Norfolk, Norfolk

.....

23-27, THE STREET

List Entry Number:1051127

Heritage category:ListingGrade:II

Location:23-27, THE STREET, Brooke, South Norfolk, Norfolk

.....

***K6 Telephone Kiosk South South East of Kings Head Public House**

List Entry Number:1343676

Heritage category:ListingGrade:II

Location: Kings Head Public House

.....

***High Green House**

List Entry Number: 1372866

Heritage category: Listing Grade: II

Location: HIGH GREEN HOUSE, 22, HIGH GREEN, Brooke, South Norfolk, Norfolk

.....

***The Warren**

List Entry Number: 1051158

Heritage category: Listing Grade: II

Location: THE WARREN, 45, HIGH GREEN, Brooke, South Norfolk, Norfolk

.....

Old Vicarage

List Entry Number: 1051123

Heritage category: Listing Grade: II

Location: OLD VICARAGE, 48, THE STREET, Brooke, South Norfolk, Norfolk

.....

Mere House

List Entry Number: 1051122

Heritage category: Listing: Grade: II

Location:MERE HOUSE, 57, THE STREET, Brooke, South Norfolk, Norfolk

.....

***School House**

List Entry Number:1306110

Heritage category: Listing Grade: II

Location: SCHOOL HOUSE, 2 AND 4, HIGH GREEN, Brooke, South Norfolk, Norfolk

.....

79-83, THE STREET

List Entry Number: 1372849

Heritage category: Listing Grade: II

Location: 79-83, THE STREET, Brooke, South Norfolk, Norfolk

.....

Porch House

List Entry Number:1372848

Heritage category:ListingGrade:II*

Location:PORCH HOUSE, 32, THE STREET, Brooke, South Norfolk, Norfolk

.....

***Barn at Oldhouse Farm**

List Entry Number:1051155

Heritage category:ListingGrade:II

Location:BARN AT OLDHOUSE FARM, WOODTON ROAD, Brooke, South Norfolk, Norfolk

.....

Welbeck House

List Entry Number:1051156

Heritage category:ListingGrade:II

Location:WELBECK HOUSE, Brooke, South Norfolk, Norfolk

.....

***Littlebeck Farmhouse**

List Entry Number: 1051154

Heritage category: Listing Grade: II

Location:LITTLEBECK FARMHOUSE, LITTLEBECK LANE, Brooke, South Norfolk, Norfolk

.....

***Waterfield Cottage**

List Entry Number: 1372865

Heritage category: Listing Grade: II

Location:WATERFIELD COTTAGE, HIGH GREEN, Brooke, South Norfolk, Norfolk

.....

***Oldhouse Farmhouse**

List Entry Number: 1372864

Heritage category: Listing Grade: II

Location: OLDHOUSE FARMHOUSE, WOODTON ROAD, Brooke, South

	Norfolk, Norfolk
SHINE Historic Monuments	 None Known
Churches	None visible
Archaeology	Palaeolithic hand axe (NHER 10129) Neolithic axe heads (NHER 10130, 34386) Other flint implements (NHER 10134, 20678, 22607) Roman Road runs along western boundary (NHER 10160) Roman coins (NHER 10133, 28630) Roman Pottery (NHER 10134) Late Saxon metal work (NHER 31654, 28863, 28444) (Norfolk Heritage Explorer)
Protected species within 0.5Km	Red list Birds: (British Trust for Ornithology) Corn bunting Cuckoo Fieldfare House martin Swift Greenfinch House sparrow Lapwing Hen harrier Linnet Spotted flycatcher Mistle thrush Skylark Starling Turtle dove Willow tit Woodcock Yellowhammer Amber list Birds: Grey wagtail Shelduck Woodpigeon Bullfinch Common gull Dunnock Marsh harrier Moorhen Rook Song thrush Wren Black-headed gull Common whitethroat

Other wildlife impact	Kestrel Mallard Oystercatcher Pink-footed goose Redwing Short-eared owl Sparrow-hawk Tawny owl Bats...Species: Noctule, Barbastelle, Brown long-eared bat, pipistrelle, potentially others. (see Barbastelle bat survey) Flora Bee Orchids (<i>Ophrys apifera</i>) Protected under section 13 Wildlife and Countryside Act (1981) https://www.gwct.org.uk/wildlife/species-of-the-month/2024/bee-orchid/ Common fleabane (<i>Pulicaria Dysenterica</i>)' main host for fleabane tortoise beetle and four micromoths, <i>Apodia bifractella</i>, <i>Ptocheuusa paupella</i>, <i>Oidaematophorus lithodctyla</i> and <i>Digitivalva</i>. https://www.inaturalist.org/taxa/167598-Pulicaria-dysenterica https://ukmoths.org.uk/species/apodia-bifractella/ Other wildlife impacted: Birds Barn owl Little owl Collar dove Robin Grey wagtail Common buzzard Red kite Hobby Collard dove Pied wagtail Long-tail tit Cole tit Blue tit Blackbird Brambling Gold crest Swallow Black-cap Goldfinch Chaffinch Red legged partridge Common pheasant Nuthatch Treecreeper Chiff chaff Grey heron
-----------------------	--

	Siskin Crow Jackdaw Greater spotted woodpecker Green woodpecker Tree-creeper Jay Magpie Song thrush Mammals: Wild Mammals (Protection) Act 1996 Stoat Weasel Voles Shrews Hares (Priority Status under the UK Biodiversity framework) Moles Field mice Fox Deer.....Species: Roe, Red, Chinese water, Muntjac. Slow worms Reptiles: Grass snake Frogs Toads Smooth-back Newts Insects: small example of many. Stag beetle Crickets Grass-hoppers Bees several species Hornets Cave spider (Meta menardi) Woodlouse spider (Dysdera crocata) Orb weaver (Araneidae) Dragon Fly:Broad bodied Chaser Crane-fly Millipedes Centipedes Butterflies: Brimstone Holly-blue Red Admiral Peacock Painted lady Orange tip Comma Gate-keeper Cabbage white
--	--

Flora	Large white Ladybirds several variety's Lace wing Moths: small example of many. Hummingbird Hawk moth Moths various Flora: small example of many. Bee Orchids Fleabane Bryophytes Sonchus oleraceus (sow thistle)
Woodland network	Six Acre Plantation: Woodland Priority Habitat network High Spatial Priority, Woodland Improvement High Spatial Priority, Priority Habitat Inventory, Priority Habitat Inventory Traditional Orchards (south of Six Acre Plantation). Brooke Wood: Woodland Priority Habitat network High Spatial Priority, Woodland Improvement High Spatial Priority, Woodland Ancient Replanted, Priority Habitat Inventory Deciduous Woodland. (defra.gov.uk/magicmap) Brooke Wood: (NHER) Large Ancient Wood, recorded on Faden's Map of Norfolk 1797 edited C. Barringer 1989. (Norfolk Heritage Explorer)
Sits of Special Scientific Interest Priority Areas	Not known Priority all Red list species: Corn bunting Cuckoo Fieldfare House martin Swift Greenfinch House sparrow Lapwing Hen harrier Linnet Spotted flycatcher Mistle thrush Skylark Starling Turtle dove Willow tit Woodcock Yellowhammer
Water quality priority areas	Defra.gov.uk Countryside Stewardship Water: High Priority

Drinking water protection zones	Quality Areas Phosphate Issues priority – High Priority Woodland – Water quality – High Spatial Priority – Whole area Former Catchment Sensitive Farming Priority areas – Priority Catchment Cross Cutting – Keeping Rivers cool – Whole area Natural pond in hedge line splitting the fields https://environment.data.gov.uk/farmers/ Nitrate Vulnerable Zone 2021-2024
Public Rights of Way	FP6 BR5 exit is direct line of sight
Land Type	3/3A BMV
Roads and Transport issues	The proposed AIL and HGV transport routes that will <u>totally</u> surround Land parcel 9: Norwich to Bungay B1332: AIL and HGV route: The Village Hall is on this road and the playing field by the Village Hall is used by Brooke Primary School. The playing field is reached by walking the school children along High Green, crossing the B1332 and walking alongside this road for approx. 500m. Increased heavy traffic on this road could curtail some of the school's sporting activities subsequently impacting the children's physical and mental health. High Green (C road: USRN 36000886), leading to Honeypot Lane (C road: USRN 36000949) : High Green road passes Brooke Primary School and the Farm Shop complex, there are always multiple vehicles parked on this road. Brooke Primary School carries out its Cycle Training using High Green and Brecon Road, which leads off High Green. This route passes twelve Listed properties, it narrows and from Astley Cooper Place there are no pedestrian pavements either side of the road. It also narrows and there are no 'passing places' which will inevitably lead to the destruction of the grass verges. Used by pedestrians, school children walking to their 'playing field', cyclists, horse riders and horse drawn vehicles. NB: Travelling beyond Honeypot Lane and continuing to Heath Road, Brooke Primary School has its 'Wishing Wood'. The coaches carrying the children to this wood will be travelling exclusively on the AIL and HGV route for East Pye Solar, their estimate for this route could be up to 136 HGV movements per day plus another unspecified number of AIL movements. There is no off road parking for the school coaches at the 'Wishing Wood' so the use of this route by East Pye Solar could severely restrict if not curtail the school's use of this fantastic outdoor space for educational purposes. Welcome to The Wishing Wood (text from Brooke Primary School Website) We head to the woodlands every Friday afternoon. Each week, two classes make use of this amazing space for all sorts of

activities, from science to art, poetry to maths and geography to PE. We are so lucky to use this space to enhance our learning. This is such a key part of what we do here at Brooke, in working to create the school that we would have wanted to go to, and we know how lucky we are as staff, and our children are to be able to make use of such a great space.

Just outside the village, set back from the Shotesham road lies our Wishing Wood. It is bordered by fields on all 4 sides and has no public rights of way to disturb its tranquillity. When we arrive to visit the site, we often find hares, deer and pheasants running free.



Littlebeck Lane (Neither M,A,B or C: USRN 36001084,) joining Mill Lane (Neither M,A,B or C: USRN 36001267).

This lane is single track with no passing places with ditches on either side.

Used by walkers, horse riders, cyclists and horse drawn vehicles.

Woodton Road (C road: USRN 36002210):

This lane is single track with no passing places. It passes two Listed buildings one of which is extremely close to the road and the road has a large stretch of 'Roadside Nature Reserve'.

Used by walkers, horse riders, cyclists and horse drawn vehicles.

.....

The Hierarchy of Road Users places those road users 'most at risk' in the event of a collision at the top of the hierarchy (Rule 129).

Rule 215 Highway Code:

"Horse riders and horse-drawn vehicles. Be particularly careful of horse riders and horse-drawn vehicles especially when approaching, overtaking, passing or moving away. Always pass wide and slowly. When you see a horse on a road, you should slow down to a maximum of 10 mph. Be patient, do not sound your horn or rev your engine. When safe to do so, pass wide and slow, allowing at least 2 metres of space.

Horse riders are often children, so take extra care and remember riders may ride in double file when escorting a young or inexperienced horse or rider. Look out for horse riders' and horse drivers' signals and heed a request to slow down or stop. Take great care and treat all horses as a potential hazard; they can be unpredictable, despite the efforts of their rider/driver. Remember there are three brains at work when you pass a horse; the rider's, the driver's and the horse's. Do not forget horses are flight animals and can move incredibly quickly if startled."

This will be impossible with the width of HGV's (Heavy Goods Vehicles) and AIL's (Abnormal Indivisible Loads) on the above designated Transport routes that totally surrounds Land Parcel 9 of the East Pye

	Solar project. The heightened risk factor to road users 'most at risk' during the construction period and ongoing through the 'life' of the project is unacceptable. Industrialising our country lanes makes it impossible to safely carry on with our daily countryside pursuits without severe danger to our physical beings. This will subsequently restrict our capacity to utilize the countryside for our mental health and wellness. References: https://www.gov.uk/government/news/the-highway-code-8-changes-you-need-to-know-from-29-january-2022 Highway Code Changes (H1, H2, H3) https://www.gov.uk/guidance/the-highway-code/road-users-requiring-extra-care-204-to-225 Rule 215 Ref: Road number designation/ USRN number.
Countryside Stewardship tier	The aims of the Scheme are to: • sustain the beauty and diversity of the landscape; • improve and extend wildlife habitats; • conserve archaeological sites and historic features; • improve opportunities for countryside enjoyment; • restore neglected land or features; • create new wildlife habitats and landscape features.
Impact to local businesses: Holiday lets, Airbnbs, tourism	Rental properties: Wood Farm Barn: Commercial rental. (Frank Spurgeon Ltd) Albion Nights? Wood Farm: Residential rental. (Frank Spurgeon Ltd) Wood Farm Bungalow: Residential rental. (Frank Spurgeon Ltd) Waldor Cottage: Residential rental. Holiday Lets: Waterfield cottage: Holiday Let Brooke View Barns: Eco friendly holiday lets. Revenue from these holiday lets are vital to the retirement plans of the owners, who could not possibly have foreseen or mitigated against this proposal. If this proposal goes ahead it will be devastating for this family. Proprietors Roy and Heidi Martin. These are REAL people, remember their names. Livery Yard T&N Equestrian: Direct line of sight. Horses are very audio affected prey animals, reliant on their 'flight' instincts. They become very disturbed with anything that disrupts that sensory indicator as it tells them, there is a 'predator' to flee from.
Flood risk to site and surrounding properties	Flood risk varies from low to medium to high to adjoining areas. No study has been done with the vast array of water channelling solar

	panels (and we don't know how many), dumping X amount of rain water in any given time period over, any given season. Fall of the land is variable and considerable. Location is in Flood Zone 3 (Land within Flood Zone 3 has a high probability of flooding from rivers and the sea. There is a risk of flooding from surface water at this site.)
Mains water y/n	Y
Norfolk Biodiversity Plan	https://norfolkbiodiversity.org/assets/Uploads/South-Norfolk-ecological-network-report-2007.pdf https://www.norfolkbiodiversity.org/assets/Uploads/Hedgerows-HAP2.pdf Norfolk is a particularly good area for hedges because of the rich diversity of its landscapes, both man-made and natural. It contains a wide variety of soil types, ranging from acid sands and gravels, through rich loams and alluvium, to heavy clay. It lies astride the conventional boundary between the 'planned' and the 'ancient' countryside: In the west of the county, field patterns were largely created by planned post-medieval enclosure, but in the south and east, they have much earlier origins. Ill-timed cutting affects breeding birds and winter food supplies for birds and other wildlife, and annual cutting limits flowering and fruiting, also affecting food supplies for a wide range of wildlife. NB Landowner of site 9, cut ancient hedge rows and trees on this site, to the ground in March 2024 (start of the bird nesting season), just before a 'Nesting Bird survey' for East Pye Solar was carried out. We hereby dispute any 'Nesting Bird survey' put forward by East Pye Solar for site 9. A total of approximately 1,565 metres of hedge and trees cut to the ground and at least 990 metres of the 1 metre high regrowth was cut to the ground again, on September 11th 2024(Photographic evidence is available). The owl box in the garden of 79 High Green has been occupied by a breeding pair of Barn Owls for over 10 years up to the point of the hedge being cut to the ground, at which point the owls disappeared. The Norfolk Biodiversity Plan referenced some studies that ran over 8-10yrs. They were carried out before the threat of Industrial solar, there are no 8-10yr studies of the effects of Industrial solar on the biodiversity either through the construction period or once in position. Therefore anything the

	solar companies put forward as Biodiversity Net Gain (BNG) is unproven and debateable. Given the action of the landowner of site 9, any Biodiversity is arguably at a Net Loss of 100% with regards to the hedge alone. This particular hedge line encompasses a 'natural pond' which has also been severely compromised in its biodiversity due to the removal of trees and foliage dramatically altering the nature of the pond. The existing woodland network within which species can move and spread to maintain genetic diversity will be compromised. The network comprises the larger areas of existing woodlands referred to as core habitats, smaller areas of these habitats (stepping stones) and the surrounding land, which species from the core habitats can travel through (permeable habitat). https://www.norfolkwildlifetrust.org.uk/Strategy/managing-landscape-wildlife Norfolk wildlife trust recognises the need to create a nature recovery network, made up of interconnected wild places, so wildlife can move freely to access the resources they need to thrive into the future.
National Biodiversity Network species list	https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england Corn bunting Cuckoo Fieldfare House martin Swift Greenfinch House sparrow Lapwing Hen harrier Linnet Spotted flycatcher Mistle thrush Skylark Starling Turtle dove Willow tit Woodcock Yellowhammer Amber list Birds: Grey wagtail Shelduck Woodpigeon

	Bullfinch Common gull Dunnock Marsh harrier Moorhen Rook Song thrush Wren Black-headed gull Common whitethroat Kestrel Mallard Oystercatcher Pink-footed goose Redwing Short-eared owl Sparrow-hawk Tawny owl Bats...Species: Noctule, Barbastelle, Brown long-eared bat, pipistrelle, potentially others. (see Barbastelle bat survey) Flora Bee Orchids (Ophrysapifera) Protected under section 13 Wildlife and Countryside Act (1981) https://www.gwct.org.uk/wildlife/species-of-the-month/2024/bee-orchid/ Common fleabane (PulicariaDysenterica)' main host for fleabane tortoise beetle and four micromoths, Apodiabifractella, Ptocheusapaupella, Oidaematophoruslithodctyla and Digitivalva. https://www.inaturalist.org/taxa/167598-Pulicaria-dysenterica https://ukmoths.org.uk/species/apodia-bifractella/
National Planning Policy Framework (NPPF)	Environmental Impact Statement states: “to ensure that decisions are made in full knowledge of ANY likely significant effects on the environment”. NB The existing National Planning Policy Framework includes the preservation of agricultural land for food production as a key consideration in planning decisions on renewable energy projects.