Submission ID: [redacted]

East Pye Solar (EN0110014)
Deadline 2 – Comments on Deadline 1 Submissions
Submitted by: Richard Dunham – [redacted]
I wish to make the following comments on the applicant's Deadline 1 submissions, particularly REP1-083, REP1-084, REP1-099 and REP1-046, together with the evidence submitted by South Norfolk District Council.
1. Heritage impact on [redacted] and loss of open countryside views
[redacted] is a Grade II listed historic property (NHLE 1304177), situated immediately south of Site 4.
In the Statement of Common Ground with South Norfolk District Council (REP1-086, item SNDC CH-12), the Council identifies less than substantial harm to the heritage significance of [redacted] and recommends reducing solar panel heights in sensitive areas to no more than 3 metres.
The applicant maintains that the scheme would cause no harm to the significance of the property and considers the proposed reduction in panel height unnecessary.
I wish to emphasise that, although the proposed solar installation is principally situated to the north of [redacted], its close proximity means that it will be clearly visible from the property, particularly from the first and second floors.
[redacted] currently enjoys extensive, uninterrupted views across open Norfolk countryside. These views are an important part of both the character and historic rural setting of the property. Replacing this open agricultural landscape with a large industrial-scale solar installation would fundamentally alter these views, causing serious harm to the outlook and enjoyment of our home and detracting from its historic setting.
Of particular concern is the applicant's reliance on landscape planting and visual screening as mitigation. Such measures may provide some screening at ground level over time, but they cannot reasonably be expected to screen the development from the elevated windows of the first and second floors. The proposed solar panels would remain clearly visible above intervening vegetation, fundamentally changing the character of the surrounding landscape.
The reduction of panel heights to 3 metres, as recommended by South Norfolk District Council, would be welcome, but it would not necessarily overcome the visual impact when viewed from the upper floors of [redacted].
I therefore ask the Examining Authority to consider whether the applicant's assessment adequately reflects the actual views experienced from within the property, rather than relying primarily on ground-level viewpoints and anticipated screening.
Particular consideration should be given to the lasting loss of open countryside views and the harm this would cause to the historic rural setting of this Grade II listed building.
2. Residential amenity and proposed community space
In REP1-099, the applicant disputes my description of [redacted] being surrounded by the development and relies on the proposed community space and landscape mitigation east of the property.
However, South Norfolk District Council's Local Impact Report (REP1-213, section 7.7.5) specifically requests clarification of the function of this community space and how it would be accessed.
I ask the Examining Authority to establish precisely what use is proposed for this land, how its future management will be secured, and whether the associated landscaping and infrastructure will adequately protect the historic setting and residential amenity of [redacted].
Irrespective of whether solar infrastructure is situated on one side or several sides of the property, the fundamental issue remains the significant impact of industrial development on the historic setting, open countryside outlook and residential amenity of our home.
I also request clarification of why [redacted] has not been individually identified in the revised Residential Visual Amenity Assessment (REP1-046), particularly given the proximity of the development and the sensitivity of the property's historic setting.
3. Category 3 registration and Book of Reference
Both [redacted] and I have formally raised our position as potential Category 3 persons affected by the scheme and requested appropriate recognition.
Despite those requests, neither of our names appears in the revised Book of Reference or the Schedule of Changes submitted at Deadline 1 (REP1-084).
I request that the Examining Authority ask the applicant to confirm:
- Whether our Category 3 requests have been assessed.
- Whether our interests have been included in the Book of Reference and, if so, where.
- If not included, the reasons for this decision and the basis upon which our potential interests have been assessed.
I recognise that Category 3 status and any entitlement to compensation are separate matters requiring consideration under the relevant statutory provisions.
Conclusion
I respectfully request that the Examining Authority give full consideration to these outstanding matters, particularly the impact on the historic setting and residential amenity of [redacted], the limitations of the proposed visual mitigation, and the unresolved Category 3 registration.
These matters should be properly examined and clarified before any decision is reached on the proposed development.
Richard Dunham