EAST PYE SOLAR – DEADLINE 2 SUBMISSION

Project Reference: EN0110014
Submitted by: Block East Pye Solar (BEPS)
Subject: Applicant's Draft Itinerary for Accompanied Site Inspections
Document Reference: EXAM/9.1

1. Introduction

Block East Pye Solar (BEPS) has reviewed the Applicant's Draft Itinerary for Accompanied Site Inspections (ASI), Document EXAM/9.1.

Following the Applicant's request for comments, BEPS submitted its observations directly to East Pye Solar on **5 October 2026**.

We note that the Applicant's subsequent submission of **14 October 2026** does not appear to address the matters raised.

We therefore wish to bring these outstanding concerns and omissions formally to the attention of the Examining Authority (ExA) and request that they are considered when finalising the inspection itinerary.

2. Principal Concerns with the Proposed Itinerary

2.1 Insufficient Time for Travelling and Site Inspections

We are concerned that insufficient time has been allocated for travelling between locations and for the inspections themselves.

Given the geographical spread of the East Pye Solar Scheme, adequate time must be allowed for the ExA to properly inspect each location, understand its relationship with the surrounding area and appreciate the potential impacts of the proposed development.

We ask that the proposed timings are reviewed to ensure that the inspections are not unnecessarily rushed.

2.2 Exclusion of Landscape and Visual Assessment Locations

Of particular concern is the exclusion, or proposed exclusion, of a number of publicly accessible locations which are relevant to landscape and visual impacts.

We consider it essential that these locations are inspected.

The proposed ASI takes place during the **'leaves-off' period**, when reduced foliage provides a valuable opportunity for the ExA to assess the landscape and visual effects of the Scheme without the screening provided by trees and hedgerows during the summer months.

This is particularly important given the scale and extent of the proposed development and its proximity to residential properties, public rights of way and the surrounding rural landscape.

BEPS requests that the ExA reconsider the exclusion of these publicly accessible locations and ensure that sufficient opportunity is provided to assess the landscape and visual impacts during the leaves-off period.

3. Properties Omitted from the Proposed ASI Itinerary

Our review has identified the following properties and locations which appear to have been omitted from the proposed itinerary.

Property / Location	Reference / Previous Submission
The Bungalow, Hempnall Road	[redacted]
Golden Owl Barn, Baxters Lane, Shotesham	This property, together with others, also appears to be missing from the Applicant's maps
Property at Great Moulton	Requested by [redacted] at Deadline A and Deadline 1. Address redacted
Property at Tivetshall	Requested by [redacted] at Deadline A. ID: IDS53CE6A77
Poacher's Cottage / Woodhouse Farm / Firs, Silver Green, Site 6	Submitted by BEPS at Deadline A. ID: 53256D0E6

BEPS requests that these omissions are reviewed and that the locations are included where appropriate, with reasons provided for any exclusions.

4. Missing or Incorrect Property Information

PDA-031 – [redacted]

The address details require correction.

The correct address has previously been supplied directly to East Pye Solar.

5. Additional Locations Requiring Inspection or Clarification

BEPS also wishes to draw attention to the following locations, where further inspection or clarification of access arrangements is required.

5.1 Hall Lane – Bridge and Ipswich Road Junction

The inspection should include:

- The newly constructed bridge on Hall Lane.
- The junction of Hall Lane with Ipswich Road.

Both locations are relevant to the proposed construction access arrangements. We consider it important that the ExA has the opportunity to see the physical characteristics of these locations and assess their suitability in the context of the proposed development.

5.2 Spring Wood – WW2 Bunkers (PDA-045)

Private access is required to inspect this location.

BEPS requests that this site is included in the ASI itinerary, with the necessary access arrangements made in advance.

5.3 Hedenham Wood

Clarification is required as to whether private access will be necessary for the ExA to properly inspect this location.

We request that the access arrangements are established before the itinerary is finalised.

5.4 Market Lane, Shotesham (PDA-045)

Private access is required.

BEPS requests that this location is included, with the necessary access arrangements made in advance.

5.5 Seething Control Tower (PDA-045)

We request that this location is retained within the ASI itinerary.

Access to the Control Tower is important to enable the ExA to appreciate the potential impacts of the proposed development, including those upon the nearby Observatory.

5.6 Brooke View Barns (PDA-045)

Private access is required.

BEPS requests that this location is included, with the necessary access arrangements made in advance.

6. Site 4b – Long Stratton Northern Gateway

BEPS wishes to raise a further concern regarding the Applicant's rationale for excluding the northern section of Site 4b from the proposed inspections.

The Applicant appears to have placed particular emphasis on the southern end of Site 4b, suggesting that the principal impacts can be assessed from that location.

We do not agree with this assessment.

The northern section presents a number of significant issues which cannot adequately be appreciated through an inspection limited to the southern end of the site.

These include:

- **Proposed substation:** The potential landscape and visual impact of the proposed substation, particularly given its proximity to a public right of way.
- **Glint and glare:** The potential impact upon road users travelling along the A140.
- **Landscape and visual impacts:** The effect of the proposed development upon the surrounding landscape and views towards Long Stratton.
- **Northern Gateway to Long Stratton:** The potential impact upon the character and appearance of this important northern approach to the town.

We consider that the northern section of Site 4b presents distinct issues which warrant inspection in their own right.

BEPS therefore requests that the ExA reconsider the Applicant's justification for excluding this location and include the Long Stratton Northern Gateway within the final inspection itinerary.

7. Conclusion and Requests to the Examining Authority

BEPS welcomes the opportunity for the ExA to inspect the proposed development locations and considers these visits an essential part of understanding the full extent and potential impacts of the East Pye Solar Scheme.

However, we remain concerned that the proposed itinerary, as currently presented, does not provide sufficient opportunity for the ExA to assess all relevant locations and impacts.

We therefore respectfully request that the Examining Authority:

1. Reviews the time allocated for travelling and inspections to ensure that sufficient time is available at each location.
2. Reconsiders the exclusion of publicly accessible landscape and visual assessment locations, particularly given the opportunity presented by the leaves-off period.
3. Reviews the omitted properties and locations identified in Section 3.
4. Ensures that the property information identified in Section 4 is corrected.
5. Considers the additional inspection locations and private access requirements identified in Section 5.
6. Reconsiders the exclusion of the northern section of Site 4b, including the Long Stratton Northern Gateway, for the reasons set out in Section 6.

Our overriding concern is that the ExA should have every opportunity to see and understand the full extent of the Scheme and its potential impacts before reaching its conclusions.

We trust that these outstanding matters will be given due consideration when finalising the inspection arrangements.

This submission has been prepared by members of the BEPS Steering Group. AI assistance has been used solely to improve the structure, clarity and grammar of the document. The content, evidence and views expressed remain entirely those of BEPS.

Block East Pye Solar (BEPS)
Deadline 2 Submission – 27 October 2026