Response to Applicant documents published at Deadline 1

Deadline 2 submission

Interested Party Number: [redacted]

1 Purpose of this submission

I maintain my objection to the proposed development. My principal concern is whether [redacted] This submission should be read alongside it. [M1]

I respond here to MC-PDA-001 in EXAM/9.22 and to relevant new assessments and revised management plans. I recognise that EPS had not received my Deadline 1 statement when preparing its own Deadline 1 documents. I therefore distinguish its response to my earlier Category 3 request from the further evidence and questions which I have now put before the Examination.

The volume of documents published on 14 October, the short period available for review and the lack of an updated Examination Library covering that material have made this task difficult. Residents must fit this work around family and other commitments. Finding the relevant document, identifying what has changed and following references to several other reports consumes time before the substance can be considered. I ask that significant new evidence is clearly identified and that residents have a reasonable opportunity to respond especially as I am trying to fit this in around family commitments.

2 The answer to my Category 3 request

EXAM/9.22 now gives an express decision on my request. MC-PDA-001 states that EPS does not consider me to meet the statutory definition of a Category 3 person and has not included me in the Book of Reference on that basis. I acknowledge that this is a more definite answer than the general explanation previously provided. However, the issue remains whether the assessment and reasoning adequately support that decision, particularly in relation to the specific circumstances of my property. [A1]

Under section 57(4) of the Planning Act 2008, the relevant question is whether EPS considers that I would or might be entitled to make a relevant compensation claim if the DCO were made and fully implemented. The potentially relevant provisions include section 10 of the Compulsory Purchase Act 1965, Part I of the Land Compensation Act 1973 and section 152(3) of the Planning Act 2008. I recognise that proximity to the development, personal inconvenience or an adverse environmental effect does not automatically establish such an entitlement. Nevertheless, a conclusion that an environmental effect is not significant does not, by itself, determine whether a relevant claim might arise. EPS should explain how it has applied the compensation criteria to my individual circumstances. [N2; A1]

EPS records my reported distances of approximately 11 metres from the Order Limits, 42 metres from the nearest proposed solar array and 394 metres from the proposed substation. It then explains its use of representative noise receptors, a 300 metre construction study area measured from the activity and predicted minor or negligible effects. I accept that distance from the Order Limits is not necessarily the distance from a source of noise and that a properly selected receptor may represent more than one property. However, EPS has not made clear which receptors represent my home and garden for each activity or demonstrated why their circumstances are sufficiently comparable. Using the AS003 Works Plan (2.3 Works Plan Part 1 and Part 2 (Revision C) do not contain Site 5 – Sheet 13) and EXAM/9.25 Indicative Master Plan with

Buffers from Proposed Infrastructure to gauge where these construction works are likely to occur, I receive the distances of approx. 45m to the Solar Arrays (for potential piling foundations), 85m to a proposed permanent access route across Site 5A, 114m to access point A24, 124m to Access point A23 and 278m to the proposed construction compound from my residential curtilage. Relevant considerations include the location and nature of works, screening, background sound, exposure at different parts of the property and the duration and character of the disturbance. [A1]

For construction compound works, EPS states that only NSR29 was assessed because other receptors fall outside the study area. For piling it identifies NSR28, NSR29, NSR30, NSR31, NSR32 and NSR34. For operational noise it identifies NSR28, NSR31, NSR32, NSR33 and NSR35. Importantly, NSR29 is identified in the Environmental Statement as commercial facilities on Bungay Road, assigned medium sensitivity rather than the high sensitivity generally assigned to residential dwellings. I accept that a commercial receptor may be suitable for predicting sound exposure at another location. However, it does not automatically represent the sensitivity or use of a residential property, particularly its garden and outdoor living areas. EPS should explain whether NSR29 is relied upon solely as an acoustic proxy or also to support conclusions about residential effects, and provide the corresponding assessment for my dwelling and garden. [A1; APP-048,]

Published practice from other solar NSIPs supports a more transparent connection between environmental assessment and the identification of potential Category 3 interests. Fenwick Solar Farm's Land Referencing Methodology expressly considered residential properties outside the Order Limits and adopted a precautionary approach to identifying potential Category 3 parties where noise was predicted to increase by 3 dB or more. I recognise that this was a project specific screening approach and does not establish a statutory threshold applicable to East Pye Solar. Nevertheless, it demonstrates how environmental predictions can inform a reasoned assessment of potential compensation claims. I ask EPS to identify the equivalent screening methodology applied to my property, including the predicted change in noise and the physical factors considered. [Fenwick Solar Farm, EN010152/APP/5.2,]

A further concern, not addressed in MC-PDA-001, is the potential effect of the proposed highway powers on access to my property. My driveway exits directly onto the [redacted] at a point outside the Order Limits. However, turning left leads towards the section between [redacted] and [redacted] which is included within the Order Limits, while turning right leads towards the section near [redacted] entrance, which is also included. Although the carriageway immediately outside my driveway is excluded, my normal routes in both directions pass through sections of road over which EPS is seeking powers. The distinction is important because my concern is not solely additional construction traffic, but the potential restriction or loss of vehicular access to and from my home.

Article 12 and Schedule 5 of the draft DCO provide powers for temporary closure of sections of the B1527, including those identified between reference points 13E–13F and 13G–13H. Schedule 4 also provides for permanent alteration of those sections. I ask EPS to confirm precisely how these reference points correspond to the sections on either side of my property and whether the powers could be exercised concurrently. Article 12(2) makes express provision for reasonable pedestrian access in specified circumstances, but I cannot identify an equivalent express guarantee of continued vehicular access for affected residents. I acknowledge that the ability to close a road does not establish that closure will occur, or that resident access could not be maintained by traffic management. However, those arrangements need to be identified and secured rather than assumed. [APP/3.1; A7]

If both sections were closed simultaneously without provision for resident access, my family would have no available vehicular route out of our property. Even individual closures could produce substantial diversions. Based on the routes currently available, closure near [redacted] would require a diversion of at least 3 miles each way, while closure at proposed access

A24 could add approximately 8 miles each way to our school run. These are my estimates and I ask EPS to verify them against the actual closure locations and proposed diversion routes. I recognise that longer journeys and general inconvenience do not automatically establish compensation entitlement. However, the possibility of complete vehicular isolation raises a more specific question about interference with access to my property, which EPS should assess separately from ordinary construction traffic effects.

Mallard Pass Solar Farm provides a relevant comparison. Its published Land Referencing Methodology identifies potential Category 3 interests involving people who relied on roads within the scheme boundary to access properties outside it, including users of Uffington Lane. Those interests were considered in relation to section 10 of the Compulsory Purchase Act 1965 and section 152(3) of the Planning Act 2008. I do not suggest that this automatically establishes my eligibility, since the circumstances and legal rights may differ. Nevertheless, it demonstrates that reliance on roads within an NSIP boundary can be relevant to identifying potential compensation claimants. I ask EPS to explain whether it considered my access arrangements under the same statutory provisions and, if so, why it concluded that no relevant claim might arise. [Mallard Pass Solar Farm, EN010127/PREEX/1,]

My Category 3 request also concerns potentially compensable physical effects on the property itself. These include the possibility of physical damage from construction vibration, effects on land or property from relevant discharges, and qualifying operational noise or vibration capable of causing depreciation in value where the applicable statutory conditions are met. I do not suggest that any of these effects has already been established or that every adverse impact is compensable. I ask EPS to identify which potential grounds were considered, the evidence used to exclude them and whether the assessment covered both construction and operation. The existence of environmental assessments is relevant, but it is their application to the potential statutory claims affecting my property that needs to be demonstrated. [A1; N2]

There is also an important distinction between predicting sound levels and assessing the consequences for individual residents. [redacted]

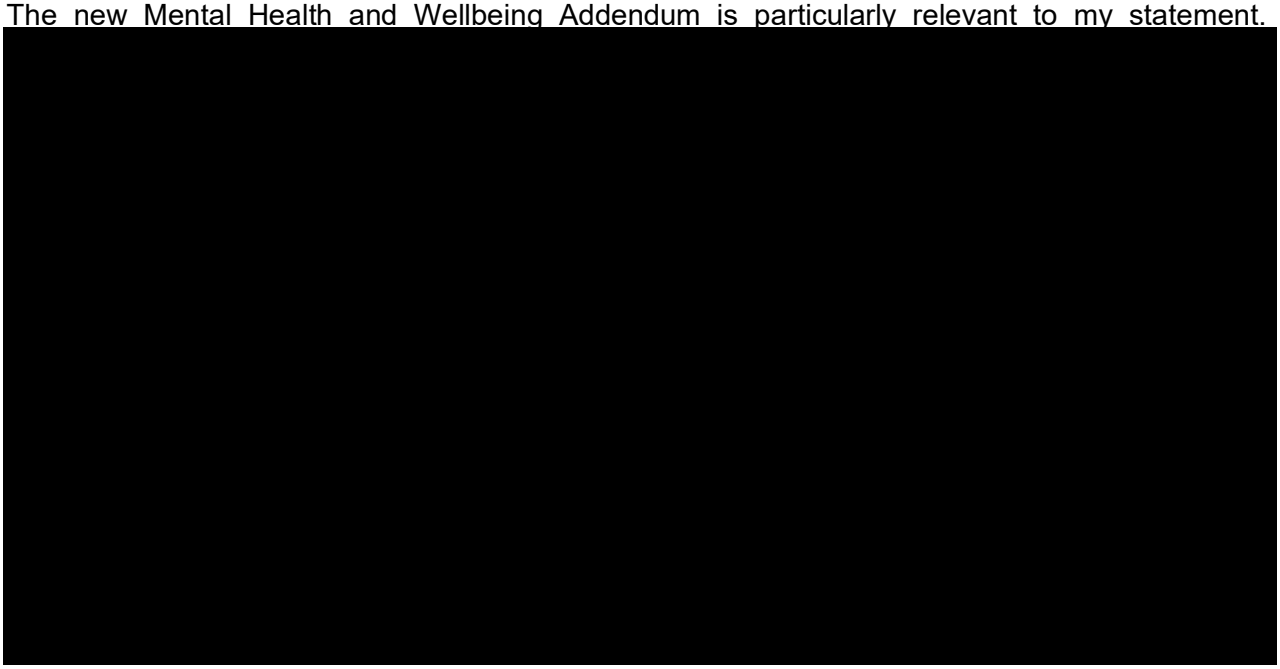
EPS states that its Book of Reference was prepared following detailed land referencing investigations, environmental assessments and other project information. I do not dispute that such work was undertaken. However, I ask EPS to explain specifically how properties outside the Order Limits were screened for potential Category 3 interests, what information was considered in relation to my property and whether my repeated correspondence was incorporated into that assessment. The Applicant's responses concerning Oakdene Cottage in WPC-PDA-038 and WPC-PDA-039 also illustrate the importance of explaining the approach consistently for properties adjoining or closely associated with the proposed works. Different properties may justify different conclusions, but the basis for those conclusions should be capable of examination. [A1,]

The revised inspection itinerary includes the request relating to my property within Location 3, subject to owner agreement. I welcome this. An inspection of my driveway, its relationship with the B1527 and the relevant parts of the garden would help the ExA understand the physical circumstances behind these concerns. Personal information about my children should be considered separately and confidentially where necessary. [A9,]

I therefore ask the ExA to seek a property specific, reasoned reconsideration of my Category 3 status. This should identify the receptor evidence applicable to my home, the potential effects on legally protected access and other relevant interests in land, the statutory compensation grounds considered and the reasons for excluding each. It should also establish how continuous vehicular access would be safeguarded during authorised works. If that assessment establishes that I would or might be entitled to make a relevant claim, I ask that the Book of Reference be corrected accordingly. I am not asking the ExA to determine a compensation claim or its value. I am asking that EPS demonstrate that the statutory identification exercise has been properly applied to my circumstances before its decision to exclude me is accepted.

3 What the Wellbeing Addendum changes

The new Mental Health and Wellbeing Addendum is particularly relevant to my statement.



The Addendum's references to silenced plant, screening, working controls and liaison are relevant, but I cannot see how their effectiveness has been demonstrated for this particular situation. A construction period described as temporary can still occupy a substantial part of childhood, including after school, school holidays and weekends.

My earlier statement includes research on sound tolerance and NICE guidance on sensory sensitivities, environmental conditions and predictability. I rely on that material without repeating it here. Their relevance is that individual sensitivity and circumstances cannot safely be replaced by an assumption about an average resident. [M1, references 1–2 and attached material]

EPS's answer to Q1.6.1 explains that the health assessment interprets the environmental evidence and that health significance may differ from the conclusion in a technical chapter. I ask it to apply that distinction expressly to the circumstances described in my statement. The answer should address the combination of noise, vibration, traffic, dust, disrupted routines and reduced use of the garden, rather than deal with each as an isolated inconvenience. [A3,]

This request is consistent with EN-1's provisions on assessment of health effects and differential impacts on vulnerable groups. EN-1 also recognises that health concerns may inform requirements concerning noise. The policy does not make general technical compliance a complete answer to every health concern. [N1,]

4 Protection during construction

The revised Construction Environmental Management Plan includes quieter equipment where practicable, acoustic controls, a construction noise monitoring scheme and information about forthcoming noisy work. These are useful provisions. The outstanding question is how they will operate beside my home, rather than whether a management plan exists. [A4,]

I ask EPS to identify the likely sequence and duration of the nearby works, including access construction, piling, compound use and deliveries. It should show which activities may overlap, when the loudest or most repetitive work would take place and the quiet periods that can reliably be maintained. A monthly notice may explain what is coming, but it cannot by itself reduce the disturbance or provide dependable respite.

[redacted] EPS should identify which measures are feasible, which it will commit to and how they will be secured. I am not prescribing a clinical treatment or asserting a particular decibel limit.

Monitoring should cover the relevant parts of the home and garden and distinguish sustained sound from intermittent events. It should also provide a way to report loss of use of the outdoor space and recurring disruption. Noise readings remain important, but they will not alone establish whether the measures are achieving their purpose for my family. [redacted] This further adds to the question of how reliable the impact calculations are for my property based on an alternative business address.

Paragraph 6.1.33 of the Addendum says that compliance with environmental limits will not prevent EPS considering practicable management adjustments. That is a helpful commitment. I ask for a clear process setting out who can authorise an adjustment, how quickly concerns will be investigated, how decisions will be recorded and what happens if the first measure does not work. [A2]

Norfolk County Council similarly calls for proactive engagement rather than reliance mainly on passive contact channels. Its Local Impact Report also seeks clearly defined and secured mitigation for relevant operational noise effects. This supports an approach in which EPS contacts affected households and checks whether arrangements work, instead of leaving parents to make repeated complaints while managing the consequences at home. [O1]

5 Operational sound and the new evening assessment

MC-PDA-001 relies on negligible operational effects at representative Site 5 receptors, including the new Evening Noise Assessment. I ask EPS to explain how that finding addresses the particular concerns in my Written Statement about tracker movements, inverter sound, transformer hum and switching events. These sources have different characteristics; one overall classification does not explain them. [A1; A5; M1,]

My statement questions the use of a tracker example at Site 8A with approximately 90 metres separation where proposed panels near my home are substantially closer. I do not claim that proximity alone proves an unacceptable effect. I ask EPS to identify the actual motor locations and explain the sound level, duration, frequency and timing of movement, including start-up and the operation of several nearby motors. If the example is representative, the calculation should demonstrate why. [M1, page 2, referring to APP-048]

The Evening Noise Assessment applies no acoustic character correction to the assessed plant. The revised Operational Environmental Management Plan proposes controls intended to minimise distinctive sound, with several details dependent on equipment selection and design.

EPS should explain how tonal, intermittent and low frequency characteristics have been assessed and how the assumptions will be verified once equipment is selected. I acknowledge that a low frequency assessment exists; I ask for its application to my property, not for EPS to repeat that it has been undertaken. [A5,; A6,]

The revised OEMP also permits solar inverter operation in the early morning between 04:00 and 07:00. Its provisions for other receptors use the background sound level or 30 dB rating level, whichever is higher. EPS should identify the limit applicable to my property, the baseline supporting it and the effects at that permitted limit. A prediction below the limit does not establish the effects of operating at the limit. The answer should distinguish protection at the dwelling from protection of the outdoor space. [A6]

In Q1.6.2 EPS identifies operational noise as a topic requiring further design development and possible additional mitigation. I ask it to specify the measures essential to its conclusions and show that they will remain effective throughout operation, including replacement of equipment. Commissioning checks should establish compliance with the assessed sound characteristics as well as the numerical limits, followed by a clear process for investigating changes. [A3,]

EN-1 requires assessment of noise character, timing, affected receptors and relevant wellbeing effects. It also seeks mitigation of adverse noise effects below the significant threshold. These provisions support examination of the sound actually experienced at my home, rather than treating a negligible classification as the end of the enquiry. [N1]

6 Access and the structural condition of the culvert

My Written Statement asks how we will safely enter and leave home during deliveries, abnormal loads and traffic management. The revised CTMP identifies the Site 5 accesses and routes, but I still need an explanation of the arrangements where those movements interact with our access and nearby entrances. The practical ability to make ordinary journeys is part of maintaining a predictable family routine. [M1,; A7]

NCC recommends a single B1527 access at A23 or A24 and raises questions about traffic evidence and abnormal load feasibility. I ask EPS to explain its response to those concerns and provide a coordinated plan for access, visibility, waiting vehicles and temporary controls. A traffic management promise is not a substitute for establishing that the arrangement can operate safely. [O1,]

My concern about the historic brick culvert beneath the B1527 is structural as well as hydrological. An answer about runoff, or about the use of Boylandhall Lane, does not establish this structure's ability to carry the proposed heavy vehicles as it does not run under Boylandhall Lane but under the B1527. EPS should identify the structure concerned correctly, any survey and load assessment, and any strengthening or restrictions needed before deliveries in a way that will maintain its historic structure. NCC's request for abnormal load route feasibility evidence supports this request. [M1; O1]

The new information about compound locations and potential temporary highway controls should also be related to the traffic forecasts. EPS should explain the movements associated with the Site 5 compounds and any movements serving other parts of the scheme, including concurrent activity. This stretch of road is tricky to pull out on without any increase in traffic volumes either directly generated by Site 5 or by road users attempting to avoid other EPS construction activities on other highways. Add into this the proposed increase in access points of the highway along a relatively short stretch adds to the risks of my family entering and exiting our property safely. This is the calculation behind my earlier concern about low forecasts; referring me back to the forecast without explaining its composition does not resolve it. [A3; A7; M1,]

7 Private water supply and the revised water assessments

My Deadline 1 statement asks whether the actual private supply has been identified and assessed. The revised Water Framework Directive assessment adds discussion of private supplies, while the revised CEMP provides for further ground investigation and monitoring. These are relevant changes, but a general provision for private supplies does not show that the particular source referred to in my statement is included. [M1; A8; A4,]

I ask EPS to identify the source correctly in its assessment and explain the risks from the nearby works, the baseline to be recorded, monitoring of water quality and availability, and the action to be taken if an adverse change occurs. Sensitive property details can be handled through an appropriate confidential process. The public response should still make clear that the relevant source and its existing use have been considered.

The Environment Agency's Deadline 1 response records unresolved matters concerning baseline evidence, private water supplies, monitoring and later investigations. This reinforces the need for EPS to show what is established now and which matters remain dependent on future investigation. [O2; A3,]

8 The wider concerns in my Written Statement

I retain my concerns about agricultural land and the effect of changed rural character on visitors and existing businesses. These are distinct from my family's immediate circumstances, but they should receive answers to the questions actually raised. Potential spending by construction workers does not establish that there will be no adverse effect on the visitors attracted by the existing countryside. Construction workers will leave after the construction phase is completed but the impact to tourism will remain. [M1]

South Norfolk Council's Local Impact Report questions aspects of the landscape assessment and mitigation around Site 5. This supports examination of the extent and duration of landscape change. It does not, by itself, quantify a loss of tourism income, and I do not present it as doing so. EPS should explain the evidence supporting its conclusion about existing tourism and recreational use. [O3,]

The Green Hill decision is relevant to my concern about reliance on possible grazing. Although consent was granted, paragraph 4.43 gives no weight to grazing where it was not secured through the Order. I ask EPS to distinguish continuing agricultural use that is actually secured from an option that might be adopted especially as EPS refer to mechanical or herbicidal control of vegetation in and around the project infrastructure. [D1; M1]

The ExQ1 answers on equipment replacement also deserve attention. Replacement may bring further noise and traffic during the operational period. EPS should explain how work near homes would be controlled and how the assessed operational sound limits would apply to replacement equipment. This follows directly from my concern that the effects do not end when initial construction is complete. [A3; M1,]

9 Accurate attribution and a clear response

My Written Statement identifies themed entries in PDA-012 which associate my representation with points I did not make. These include the allegation about unlikely maintenance in C&D-020 and matters grouped under ECO-003, ECO-025, WAT-017, SOC-001 and TRA-027. I refer back to the explanation in that statement rather than reproduce it. [M1, "Accuracy of the thematic summaries"]

I accept that a themed response may combine several representations. The difficulty arises when it is impossible to tell which statement is attributed to whom, or where an answer to a broad

theme leaves the particular concern unresolved. EPS should identify the response to my actual points and correct or explain the associations I have questioned.

There is now a clear opportunity to bring the relevant evidence together. [redacted]

10 What I ask the Examining Authority to pursue

I ask the ExA to seek a reasoned explanation of the Category 3 decision, together with a specific assessment of the construction and operational effects at my home and garden. [redacted]

The resulting safeguards should be settled sufficiently early to influence design and working methods. They should include practical noise reduction, predictable quiet periods, reliable access, appropriate monitoring and a prompt route to corrective action. The responsible person and the provision securing each essential measure should be identified.

My concern is not answered simply by recognising that some people are more sensitive, or by accepting that individual experiences may vary. Those acknowledgements need to lead to an assessment and a workable response. My children should not have to experience avoidable disruption before the adequacy of the arrangements is tested.

References

These labels are local to this submission and are not new Examination Library references. References to pages in M1 are the first four PDF pages containing my statement; the subsequent pages contain supporting research and guidance. Other page references are printed pages.

M1 Deadline 1 Written Statement
Published 14 October 2026 as EN0110014-001209,

A1 Applicant response to Procedural Deadline A and Additional Submissions
EXAM/9.22, Table 4.14 Published file EN0110014-001360.

A2 Mental Health and Wellbeing Addendum
EXAM/9.27, October 2026. Published file EN0110014-001371.

A3 Applicant responses to the Examining Authority's first written questions
EXAM/9.2. Published file EN0110014-001403.

A4 Outline Construction Environmental Management Plan
APP/7.1, Revision 2, clean version, October 2026. Published file EN0110014-001314.

A5 Evening Noise Assessment
EXAM/9.20, Revision 1, October 2026. Published file EN0110014-001337.

A6 Outline Operational Environmental Management Plan
APP/7.2, Revision 2, clean version, October 2026,. Published file EN0110014-001316.

A7 Outline Construction Traffic Management Plan
APP/7.6, Revision 2, clean version, October 2026. Published file EN0110014-001324.

A8 Water Framework Directive Assessment
ES Volume 3 Appendix 9.2, Revision 2, clean version. Published file EN0110014-001369.

A9 Accompanied Site Inspection Itinerary
EXAM/9.1, Revision 1, October 2026,

O1 Norfolk County Council Local Impact Report
Deadline 1, published file EN0110014-001412,

O2 Environment Agency Deadline 1 response
Comments on the Applicant's response to Relevant Representations Part 2 [PDA-009], 6 October 2026. Published file EN0110014-001205.

O3 South Norfolk Council Local Impact Report
Deadline 1, published file EN0110014-001448,.

N1 Overarching National Policy Statement for Energy EN1
2025 designated version, published 6 January 2026, Official GOV.UK publication.

N2 Planning Act 2008
Section 57, Legislation.gov.uk.

D1 Green Hill Solar Farm decision letter
Secretary of State, 8 October 2026, EN010170-001960,. Decision published on GOV.UK; signed letter also available from Holcot Parish Council.

Due to the very tight timescale between availability of the documents and Deadline 1 I have used OpenAI ChatGPT to assist in preparing this submission, including reviewing and summarising published examination documents, analysing information, and helping to structure, draft and refine the written text.
The AI assistance was based on published East Pye Solar examination material, relevant supporting documents, and information and observations provided by me.
The views, concerns and conclusions expressed are my own. I have reviewed the final submission, checked factual information and references against original sources, and accept full responsibility for its accuracy and content.