Planning Inspectorate
Arolygiaeth Gynllunio

Hearing Transcript

Project:	East Pye Solar
Hearing:	Transcript of open floor hearing 3 (OFH3)
Date:	17 November 2026

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FULL TRANSCRIPT (with timecode)

00:00:12:08 - 00:00:39:23
Thank you, everybody. It is time for this open floor hearing to begin. Good afternoon, and thank you for everybody traveling today to this hearing. would like I to welcome you all to this third open floor hearing for the East Pie Solar project. Just before I proceed, can I confirm that everyone can hear me clearly both in the room and online and that the live stream has commenced?

00:00:42:11 - 00:00:50:01
Good. Okay. If at any time you can't hear anything that we say, then please just put your hand up to let us know.

00:00:53:08 - 00:01:09:02
For those joining remotely by Microsoft Teams today, if at any point during the hearing you experience technical difficulties, please contact the case team using the Teams chat function, raise your electronic hand if possible or contact the case manager using the details provided in the joining instructions.

00:01:13:09 - 00:01:34:28
Now firstly, to introduce myself and the panel for those who weren't at the earlier hearings earlier on in examination. My name is David Cliff. I am a chartered town planner. I am the lead member of the panel that has been appointed by the Secretary of State for Housing Communities and Local Government to examine this application. And I'll now ask my colleagues to also introduce themselves.

00:01:37:11 - 00:01:44:12
Good afternoon. My name is Claire Taylor. I'm a Chartered Town Planner and a member of the panel appointed to examine this application.

00:01:46:02 - 00:01:51:28
Good afternoon. My name is John McEvoy. I'm a Chartered Civil Engineer and a member of the examination panel. You.

00:01:55:12 - 00:02:25:15
You. Together, we constitute the examining authority for this application. Our role is to carry out this examination and then prepare a report our recommendation report to the Secretary of State for Energy Security and Net Zero, who will be the final decision maker. Supporting us today from the Planning and Spectric case team are various members over on my left hand side. They'll be able to answer any questions on the process and procedure of today's hearing or the examination in general.

00:02:25:22 - 00:02:58:21
Just a few items of housekeeping. Firstly, as usual, please, can you turn your mobile phones off and other devices or switch them to silent? For those today in the room, please use the microphones provided at the front. I'll go into further details on that in a moment. And please wait until invited to speak and speak clearly so that all participants, including those attending remotely, can follow proceedings. So as with previous hearings, don't speak too close to the microphone. This is probably sort of the optimal distance.

00:02:59:27 - 00:03:06:21
If you're attending online on Microsoft Teams, please keep your camera off and microphone muted when you're not speaking.

00:03:09:21 - 00:03:52:19
There's toilets in this venue. If you go through the doors on the left hand side or your right hand side, then carry on through to reception and the toilets are on the right hand side just by the bar area. We are not expecting a fire drill today. If the alarm sounds, then please exit again through those doors and follow the fire escape signs. You go straight on through the next doors and then go towards the reception area following the signs at all times. The purpose of today's hearing the purpose of the floor hearing today is to provide interested parties and other persons at the discretion of the examining authority with an opportunity to make oral submissions directly to the examining authority on matters relevant to the examination of the application.

00:03:53:25 - 00:04:19:26
The examining authority will consider all relevant oral submissions in the same way that we consider written submissions. However, there is no need to repeat points already made at previous hearings or in writing. Oral submissions are expected to be succinct and focused and common points may be made by one party on behalf of those who share the same position. So a point that's repeated doesn't carry more weight from it being repeated.

00:04:21:23 - 00:04:40:22
And priority today will be given to those who have not already spoken at the previous two open floor hearings. Now we'll have a time limit today for those speakers representing groups or organizations of five minutes and as before, three minutes for individuals.

00:04:42:10 - 00:04:51:25
Now when invited to speak, please introduce yourself and confirm whether you're speaking on your own behalf or on behalf of another person or organization.

00:04:53:27 - 00:05:00:02

To assist with time management, we have a countdown timer, which will be displayed and visible to speakers.

00:05:01:08 - 00:05:03:17
As the allotted speaking time approaches its end, the

00:05:03:19 - 00:05:39:15
timer will provide a visual warning and also will tend to prompt you as well if you're coming to the end of your five or three minutes. Please focus on the principal matters you wish the examining authority to consider. And as before, we would also ask speakers to avoid repeating what previous speakers have already said. And indeed, if you want to do at that point, if you feel you're just repeating some of that said, you can simply say that you agree with a point raised by a previous speaker and state who they were. We may ask questions following a submission if any clarification is required.

00:05:40:26 - 00:05:49:01
And I will ask everyone attending that they conduct themselves in a curtuous and respectful manner throughout the proceedings and allow others to speak without

00:05:50:27 - 00:06:21:21
interruption. And again, as I've said before, I think the hearings on a few occasions, I know it's a very motive event and it's a very motive issue for residents. Please, if you can refrain from applauding or any other sort of reactions because this is a formal proceeding. And it also distracts us from making notes, etcetera. Examining of frauds will offer the applicants the opportunity to respond following all submissions. So at the end of the meeting and then following that, the meeting will close.

00:06:22:05 - 00:06:56:25
And we don't expect to run beyond seven p. M. This evening. Today's hearing is being digitally recorded and live streamed. The recording forms part the public examination record, so comments made during the proceedings will enter the public domain. So participants should take care not to disclose personal confident confidential or commercially sensitive information unless it is necessary to do so. And if you do have something you want to say which you feel might be sort of too personal or confidential, then please ask the case team because there are other ways of allowing that into the examination.

00:06:56:27 - 00:07:30:12
So for example, talking about a person's medical condition, etcetera, we would not want you to do so in public. And the planning inspectorate processes personal information in accordance with applicable data protection legislation. Personal data will be processed, retained and managed in accordance with the planning inspectorate's published privacy notice that is available on our website. Now can I ask whether there are any members of the press present today or anyone intending to make their own recording of the hearing?

00:07:34:29 - 00:07:55:18
And of course, there will be a recording of this hearing put on the website as soon as practically as possible after the meeting for people to review, review and watch. Before I move on to the next

section, which will be my colleague leading on the speakers, are there any questions on the procedure that anybody wishes to ask?

00:08:00:17 - 00:08:01:02
Okay.

00:08:02:24 - 00:08:12:12
In that case, we can move to the next item of the agenda, which is for the oral submissions from interested parties, and I'll pass to my colleague, Ms. Taylor.

00:08:13:22 - 00:08:49:22
Thank you. So I'll now invite speakers to make their representation largely in the order they appear in Annex A of the published agenda. There are some minor amendments due to some additional speakers who notified us they wish to speak and those who can no longer attend, but we will largely follow the Annex A. So for those who are here in person, which I think is the majority, I'll invite you forward in groups as we did last time to sit at the front table to make your representation. Please, if you can remain at the table until everyone in the group has spoken, after which you can return to your seat.

00:08:49:29 - 00:09:30:17
If you don't wish to be filmed, there's seating over to the side, and we can provide a roving microphone to you. And if there is anyone joining us online who wishes to speak at any point, we... I will invite you in in turn to turn your camera on and microphone. And if you do not wish to be filmed, then you can leave your camera off. So if I could ask the first people to come forward, I have David Ledsham from Heddenham Parish Council, Jason Crawley from Shotsam Action Group, Mike Phillips, Rebecca Smith, and Rob Shipway.

00:09:30:19 - 00:09:34:00
If you could all come and place yourself at the microphones at the front.

00:09:50:03 - 00:09:54:17
Okay. I'm just gonna go through and check... Oh, we've got five.

00:10:02:22 - 00:10:16:00
So if I could come to David Ledsham first. Yes. You will have five minutes. And if you want to introduce yourself and start when you're ready. David Letcham, Chairman of

00:10:17:23 - 00:10:48:08
David Letcham, Headland Paris Chairman. Good afternoon. There are three matters I'd like to cover this afternoon. Firstly, East Pie application includes both the solar farm and a battery energy storage system. The best would be used to smooth the intermittent supply from the solar farm using electricity generated by the PV panels, and it could also be charged from the grid with the stored power later released back to the grid at a higher price. The attractiveness of using the BEST to arbitrage the grid price is highlighted by the number of BEST projects that have applied for a grid connection.

00:10:48:18 - 00:11:27:17

ESO received 3x as many BEST connection requests than the grid could handle for the foreseeable future. As a result, many of these battery projects were assigned a Gate one connection. Whilst the solar farm was awarded a Gate two connection, the BEST has a Gate one connection. East Pie should therefore only be confident of having a solar farm connection, which itself could be delayed due to the complexity of the grid upgrade program and global equipment delays. The BEST forms a significant element of the application, and the applicant appears confident that the Gate two BEST connection will be forthcoming despite NISO stating that further BESS connections will not be approved until the pipeline of existing Gate two BESS projects has been addressed.

00:11:28:07 - 00:12:04:02
Whether approval for the BESS connection is ultimately forthcoming, the timing of this will have implications for the applicant's investment returns. There can be little doubt that the applicant is seeking timely approval for the BES so that they can commence construction of the solar farm and BES concurrently. Should the BES not receive a timely gate to connection or the agreed connection date is significantly later than the solar farm connection date, currently end of two thousand thirty one, would construction of the whole scheme proceed in twenty twenty eight as proposed? Or might it be deferred until further clarity is forthcoming? In the extreme, this uncertainty could even cause the applicant to reassess the merits of their investment.

00:12:04:20 - 00:12:35:04
It also questions what PINs are being asked to examine as the possible outcomes will have different impacts on the local community. Secondly, there's been widespread dissatisfaction amongst local residents with the consultation process, with a strong sense of the inevitability of the approval of the application. Many residents in Heddenham and other parishes believe we are simply going through the motions to meet the NSIP requirements. Hopefully, this is not the case as this process already involved the collective investment of thousands of hours by those potentially impacted by the proposal.

00:12:35:28 - 00:13:11:05
The applicant's responses to to to consultees' concerns reflect a lack of sympathy for the adverse impacts of the project, reinforcing the view that the development will happen regardless of the views of consultees. The applicant hides behind their stock response that the project must proceed to enable the government to meet its net zero objectives despite the acknowledged adverse impacts. Perhaps the recent Botley West decision gives opponents of the scene some hope here. Undoubtedly, the applicant's primary objective is to make a significant long term, relatively low risk return from the gold mine investment opportunity.

00:13:11:27 - 00:13:42:20
Evidence that the application the applicant is truly interested in renewable energy and combating climate change appears thin on the ground. Comments that they may consider the option to sell or transfer the scheme to another suitably qualified party at a later stage possibly indicate their intentions and the level of commitment and the level of commitment to long term management with renewable energy projects. And finally, the potentially lucrative nature of the scheme for the applicant owes much to the fact that it will not bear its true social, economic, and environmental cost were it possible to put a figure on this.

00:13:42:27 - 00:14:13:03
If the applicant was required to pay any approximation for this cost, it would probably destroy their financial investment case. In practice, it is the residents of South Norfolk who will bear much of this cost, while the applicant and a handful of local landowners will reap the profits. The applicants have suggested that the residents should be proud to be doing our bit towards net zero by hosting a renewable energy system scheme. There has been minimal discussion of community benefits with brief mention of positive impacts for the local economy, limited employment opportunities, and funding for local activities.

00:14:13:13 - 00:14:48:08
The applicant states that their commitment to providing a community fund is not required to mitigate the adverse impacts of the scheme. This reads that in their opinion, they do not need legal or morally to recompense impacted residents who will also derive no direct energy price benefits. This issue should be front and center of the discussions. The applicants claim there is limited evidence that the proximity of a solar farm has a negative impact on property prices. No solar farm of the size and spread of East Pie has yet commenced construction in the UK. There's already evidence that the plants are having a significant impact on local property prices and homeowners' ability to sell their properties.

00:14:49:16 - 00:15:19:22
Potential buyers seeking to allocate South Norfolk do not want to live near a mega solar farm. Feedback from local stage agent is that the prospect of the solar farm has significantly increased the number of local residents seeking to sell to escape its shadow. The few offers received from prospective buyers are either being heavily discounted on hearing of the applicant's plans or are not forthcoming in the first place. For Island Green Power, East Pine may represent a lucrative investment opportunity. For some local residents, it represents a financial nightmare.

00:15:19:27 - 00:15:21:27
Thank you for giving me the time to speak today.

00:15:25:03 - 00:15:35:25
Thank you very much. If we could now move to Jason Qualley from Shotsome Action Group. And you have five minutes if you'd like to start.

00:15:36:04 - 00:16:08:27
My name is Jason Crawley, and I'm speaking on behalf of Shotsome Action Group. Ever since the application drop in village hall events October in twenty twenty two, the vast majority of the local population has opposed this scheme. All parish councils have objected. The applicant appears to lack the realization that very few people living in South Norfolk want a scheme which would see our environment decimated by solar panels and substations.

00:16:09:24 - 00:16:40:18
The question is, how has the Planning Act two thousand and eight allowed this situation to arise? Shocksham Action Group believe the applicant has not followed the national policy statements EN1 and EN3. These set out requirements for good design. EN1 item 4.7.7 states the applicant must

demonstrate in their application documents how the design process was conducted and how the proposed design evolved.

00:16:42:08 - 00:17:11:10
Chauter Machen Group believed the initial site selection process were not conducted properly, and accordingly, the design evolution is flawed. Initially, the proposed scheme in twenty twenty two excluded Great Moulton as the point of connection was then at Norridge Main. The sites at the time included sites three to ten and presumably other sites to make up the acreage required for five hundred megawatt output.

00:17:13:02 - 00:17:29:11
Shawsham Action Group want to understand why five hundred megawatts was chosen by the applicant. It was the applicant's decision to choose the output. A lesser output would have allowed environmental sensitive sites throughout the stream to be removed.

00:17:31:01 - 00:18:06:26
Site selection was examined at the Issue Specific Hearing one. Mr. Elvin of Island Power Green stated that the site selection process started with establishing a point of connection at Norwich at Norwich Main. Mister Elvin then said environmental constraints were assessed following... Followed by landowner engagement and environmental refinement. We now know the applicant's initial environmental assessment was carried out in two thousand and twenty four.

00:18:07:25 - 00:18:17:15
This poses a serious question as to whether any full and in-depth initial environmental assessment was carried out prior to the landowner engagement.

00:18:19:07 - 00:18:34:08
Appendix A and C of the site selection assessment at two fifteen is a red, amber and green environmental assessment against each assessed area. The assessment is rudimentary and delivers no worthwhile conclusion.

00:18:35:26 - 00:18:51:16
Mr. Elvin made no reference to these appendices at issue the specific hearing one. In these appendices, Shotrim Action Group also disputes that a number of assessed environmental areas should have been labeled green.

00:18:54:21 - 00:19:07:05
Short Action Group believes the applicant's site selection assessment procedure is flawed and asks the examining authority to continue to scrutinize the applicant's procedure and design proposal.

00:19:09:13 - 00:19:33:26
Shotsdam Action Group would also like to address the subject of tourism in the area. The application claims there will only be minor adverse effects on tourism industry in South Norfolk. The applicant has not mentioned tourists who are attracted to the area for tranquility and the lovely unnatural unspoilt landscapes punctuated by charming villages,

00:19:35:19 - 00:19:48:01
market towns, country pubs. Light the outlet with huge with huge farms of solar panels and the tourist asset and its attractors of... Attractiveness will be diminished.

00:19:50:05 - 00:20:02:29
As the applicant has overlooked this aspect of tourism, Shotgun Action Group believe there would be be more than only a minor adverse effect on tourism in South Norfolk. Thank you.

00:20:06:03 - 00:20:09:11
Thank you very much. If

00:20:12:27 - 00:20:15:04
we can now move on to Mike Phillips.

00:20:17:02 - 00:20:19:24
And you have three minutes when you're ready.

00:20:23:24 - 00:20:26:08
If you want to pop your microphone on.

00:20:27:14 - 00:20:58:10
Good afternoon. My name is Mike Phillips. I'm also representing my wife, Helen, and I live in Orchard House, High Green Gardens Brook, about one hundred yards from Site nine. We have made a written representation. Today I want to focus on one question really though, how was Site nine ever chosen? A proper site selection process should have ruled it out using the applicant's own evidence. The scoping report put Site nine just thirty five meters from Holmes in Brook and fifty meters from the conservation area.

00:20:59:05 - 00:21:33:03
Footpath six runs straight through it. None of this was hidden. It was there to be seen before any lines were drawn on any maps. First, safety. The applicant has named Littlebeck Lane as a possible construction route with up to ninety six lorry movements a day at peak for around two years. Littlebeck Lane and Mill Lane are single track lanes with very few passing places. Helen and I walk them every day with our border collies, Rose and Bertie, who'd also like to object, and also with our grandchildren aged eleven months to eleven years.

00:21:33:15 - 00:22:05:25
There is nowhere to step aside from lorries. Second, delivery. If a lorry and a car cannot pass onto that lane, how will the site be built safely? A site that cannot be safely built was not properly assessed in the first place. Third, the human cost. We've lived in Norfolk for over fifty years in that area. Two years of construction and potentially sixty years of operation on our doorstep has been a real strain for us and our neighbors. Our daily walk would become a fenced corridor between panels and CCTV cameras.

00:22:06:10 - 00:22:37:25

The skylarks that nest in those fields are red listed. The brown hares are a priority species. I have recently photographed roe deer, muntjac, owls, and buzzards on that lane and on that footpath under skies dark enough to watch satellites crossing. And this is not just Brook. East Pai Solar have shown the same pattern across the scheme, homes too close, loans... Lanes too narrow, footpaths fenced in. That is not bad luck on one site. It is a failure of site selection.

00:22:38:20 - 00:23:11:18
So I asked three things. First, I know that you'll be at Brook Manor, just yards from our home, soon. Please walk footpath six up to Mill Lane and look at Littlebeck Lane and Mill Lane. Fifteen minutes from our garden up that lane will show you what we walk every day. Second, ask the applicant to show exactly which alternatives it considered and how Site nine passed its own tests. And third, if it cannot, then recommend this scheme is refused so that site selection starts again properly.

00:23:12:05 - 00:23:23:03
We do support renewable energy in the right places. This scheme has not shown that it has found them. It should go back to the drawing board. Thank you very much for your time. Thank

00:23:25:13 - 00:23:25:28
you.

00:23:32:16 - 00:23:37:15
If I can now come to Rebecca Smith. Again, three minutes when you're ready.

00:23:38:06 - 00:24:15:04
I'm Rebecca Smith, and I live in Longstratten. And I'm speaking on behalf of myself and on behalf of my family. I won't pretend I understand the swathes of paperwork submitted for the application, and I know I'm not alone in that. This means I can't comment in planning language or any specific aspect of the proposal, but I would like to comment and express my concerns in general terms about the impact this proposed solar factory would have on my family and the community we live in. I personally feel that using the term farms misleading as it's very clear that what would be is a built large sprawling factory.

00:24:15:21 - 00:24:54:12
I moved to Longstratten from the city some years ago to benefit from the countryside surrounding the village. And although I will not be able to see any of the proposed factory from my home, the disruption, noise, and light pollution, the destruction of the countryside will impact on me. Currently, Longstadt is surrounded by countryside. The solar proposals will leave it surrounded by industrialized landscape. We are told that spending time in nature and green spaces, listening to birdsong, walking in the woods is beneficial to mental health and well-being, but this proposal would destroy all the local areas that allow this as the beauty and tranquility of the area would be gone.

00:24:55:04 - 00:25:32:25
Whichever way one went, the sight and sound of the solar factory would be there. The roads that we used to cycle and walk on would not be safe as people would be competing with the heavy industrial construction vehicles that the roads were never designed to take. Use of cars would have to increase, which would be a negative impact on the environment. Walking the footpaths would not be enjoyable

as the sights and sounds would be gone. No one would want to come South Norfolk, and those of us living there will have to rely on our cars more, which has a negative impact on the environment because we will need to leave South Norfolk to go and find some nature to enjoy.

00:25:33:24 - 00:26:10:13
I've also noticed that the term solar valley started to be used for Norfolk, and I've looked into the impact this proposal would have on the wildlife, plants, and insects. And I can't see anything in the proposals that's really going to prevent the destruction of these, which does leave me wondering that if this proposal goes ahead, if Norfolk's solar valley is quickly going to become Norfolk's death valley where nothing grows and everything dies. I've not seen anything in the proposal in plain English that the ordinary person like me could understand to show that the landscape and habitat won't be destroyed forever.

00:26:11:02 - 00:26:38:14
But I have seen a lot in plain English in information provided by that shows that the proposal is going to totally destroy South Norfolk. This isn't because I'm against solar. I've had it put on my roof, but I don't think that South Norfolk should be destroyed so people that in other countries can make lots of money. I've not seen any benefit in financial terms to anybody in South Norfolk for this proposal.

00:26:41:11 - 00:26:42:05
Thank you very much.

00:26:44:04 - 00:26:46:11
And then lastly to Rob Shipway.

00:26:48:16 - 00:27:20:13
Thank you. My name is Rob Shipway, a growth Milton resident and retired planning professional. I refer to my objections submitted at deadlines one and two. Reference REP one four fifty seven and REP two sixty seven, respectively, concerning the wider consequences of establishing a permanent four hundred kilovolt grid substation at Great Milton. I believe two fundamental matters require further examination. Firstly, the prospect of a much wider concentration of energy infrastructure around Great Malton.

00:27:21:00 - 00:28:04:17
Table two point one, page fifty four of my deadline one submission examines ten established four hundred kilovolt grid substations in Lowland Britain. It identifies a recurrent pattern of multiple solar, battery storage, and other energy infrastructure developments clustering around these substations. This provides a substantial evidential base for considering whether similar proliferation is reasonably foreseeable at Great Malton. Furthermore, table three point one, page eighty six, identifies substantial prospective projects appearing in NESO's tech register, including Tasway Energy Park, Noventum Longstratten, Longstratten four hundred, and two major stand alone best proposals.

00:28:04:29 - 00:28:42:08
Collectively, this evidence raises serious questions about the potential emergence of much wider Greater Molten Energy Hub. Secondly, the considerable uncertainty around the substation itself. As documented in my deadline two submission, NGET's response to my information request failed to

clarify whether the proposed substation could facilitate further connections for other major energy projects or the status of any discussions with their promoters. Meanwhile, NISO has confirmed it holds additional information about prospective project locations but has refused disclosure on the grounds of commercial confidentiality.

00:28:43:09 - 00:29:18:04
I have challenged both responses. However, any further information may not become available before this examination closes. This raises a fundamental question about whether the examination has sufficient evidence to assess the reasonably foreseeable consequences of establishing this major new grid connection. I will therefore ask the EXA to obtain authoritative evidence from NGET, NISO, and the applicant concerning the substation's location, configuration, capacity for further connections, and the locations of prospective projects that might utilize it.

00:29:18:28 - 00:29:39:18
The EXA should then consider whether reasonably foreseeable commutative environmental consequences have been adequately assessed in the environmental statement and whether further information is required. We should not consent infrastructure capable of facilitating a potentially much larger energy hub without first properly examining its wider consequences. Thank you.

00:29:42:07 - 00:29:46:29
Thank you very much, and thank you from all of you if you'd like to return to your seats.

00:29:56:26 - 00:30:09:13
If I can ask Christopher Guy, Anne Fry, Hilary Ware, Will Playford, and Elizabeth Rose to come up.

00:30:30:27 - 00:30:40:03
Thank you. If I can first come to Christopher Guy, if you want to speak first. Three minutes if you want to introduce yourself when you're ready.

00:30:41:05 - 00:31:13:09
Hi. I'm Chris Guy from My family and I have lived at Market Lane Farm in Shosten for eleven years. Our home is approximately ten meters from site 8B, with 8A just fifty five meters from our boundary. Development would fundamentally change our lives in the rural environment we chose for our family, horses and dogs. We questioned whether site eight is suitable at all. The applicant did not examine every potential suitable parcel, focusing instead on larger holdings whose owners were willing to offer land. Yet these sites have significant constraints.

00:31:13:14 - 00:31:44:16
The River Taz divides them. Parts are in flood zones two and three. The landscape and ecology are sensitive, and the surrounding roads are severely restricted. Nearby Littlewood, an ancient woodland and SSSI has a confirmed barber cell maternity colony. Was environmental suitability generally the deciding factor in selecting these sites? Flooding is a serious concern. Heavy rain floods almost all of our land, leaving only our house and garden above water at times. Both sites drain towards the Taz, and the tributary runs through our grounds.

00:31:44:28 - 00:32:15:08

The applicant must demonstrate that panels, compacted ground, haul roads, and drainage will not increase runoff, autoflow paths or worsen flooding elsewhere as required by NPP FF7 and EN1. Our private drinking water borehole is close to Site 8B. The environment agency identified emissions and errors in the assessment of spill risk groundwater protection and private water supplies. The applicant accepted corrections were needed. We need a proper assessment, effective safeguards and monitoring.

00:32:15:26 - 00:32:46:29
Contamination of our water supply would directly affect our family and animals. There's no property specific residential visual amenity assessment for our home. A roadside viewpoint cannot assess the impact from our house and garden, particularly with the development on both sides of Market Lane. Our home is also identified as a noise receptor NSR sixty two with high impact predicted before mitigation, yet comprehensive assessment and confirmed controls remain outstanding. The transport is equally unresolved.

00:32:47:01 - 00:33:20:22
Market Lane has blind bends, high banks and few parts imposed spaces. Forecast HVUV movements have increased by fifty percent, yet the route remains unchanged. Norfolk County Council says proposed the strategy fails to address significant highway constraints and cannot be supported. John Curtis from Norfolk County Council says that East Pie Solar have not been engaging meaningfully with Norfolk County Council to find solutions. East Pie project manager, Samantha Jones, stood with my wife in our lane and acknowledged that they knew it was unsuitable for construction traffic. The applicant has not properly considered safer alternatives.

00:33:21:07 - 00:33:42:01
We support renewable energy, but National League cannot justify and resolve risk to our home, land and drinking water. We ask the examining authority to require proper assessment and specific enforceable safeguards. If the applicant cannot demonstrate that our home and its surroundings can be protected, site a should be removed. We're not asking for special treatment. Only the protection reasonably expected for a home so close to a major development.

00:33:57:03 - 00:33:57:27
Thank you.

00:33:59:19 - 00:34:04:18
If I can now come to Anne Fry. Again, three minutes when you're ready.

00:34:04:25 - 00:34:41:11
Thank you. First of all, thank you for the opportunity to speak this afternoon. My name's Anne Fry, and I live at the old rectory Saxony and Nethergate, which lies directly along the AIL route. And I wish to raise serious concerns about this proposed route. Firstly, our historic environment. East Pine now recommends that the AIL passes through the conservation area in our village and identifies thirteen grade two listed buildings lining the proposed route through Saxling and Nethergate. However, this is erroneous. There are forty two listed buildings in our village, and over three quarters of them are directly on this route.

00:34:41:13 - 00:35:11:18

Most have not been assessed in the heritage document despite the three grade two star listed buildings being identified by historic England on the seventh of March twenty five and fronting route directly, Eastbay has scoped them out of the assessment on effects on heritage assets. And I therefore would like to request a specific heritage impact assessment on all listed buildings along the route, including on the great three... Grade two star listed buildings.

00:35:11:20 - 00:35:51:27
That is the church, the old hall, and the old rectory, all of national historic interest. And may I ask what is the evidence that the conservation area and these historic buildings, which they are part of, will not be harmed by vibrations and other damage by large vehicles driving through very narrow lanes? Secondly, safety. Daily, I see children and pedestrians on the footpath by the proposed route. Their safety is clearly paramount. Can East Pai confirm that there will be no HGB vehicles passing through our village? Can they confirm the limit to AIL movements? Currently, ten are proposed.

00:35:52:01 - 00:36:26:05
What time of day or night will they pass and what noise levels are expected? Can they provide a school and pedestrian safety assessment to protect our children and community? And lastly, the health and well-being of residents. And very respectfully, and I I agree with, I think it was Rebecca Smith who said one of the most difficult aspects of the whole process has been the sheer volume of documentation. And please, I'd like to highlight the cumulative emotional toy... Toll on the community of uncertainty and unclear, vague answers.

00:36:26:07 - 00:36:54:10
As an example, East Pike recently stated that overhanging foliage along the root may need to be trimmed or cut. Does this include trees protected by tree preservation orders and by the conservation area? Please can EASEPI provide a clear map of proposed cutting back of foliage? How will damage to hedgerows and wildlife be mitigated? And thank you finally to the planning inspectorate for the comprehensive list of questions issued recently on November the tenth. Thank you.

00:36:56:03 - 00:36:57:02
Thank you very much.

00:37:00:19 - 00:37:03:04
If we can now come to Hilary Ware.

00:37:05:20 - 00:37:29:29
Hello. My name is Hilary Ware, and I'm here speaking on behalf of myself and my husband, Robert Ware. And I wasn't able to attend the previous session, so I thank welcome the opportunity to speak now. I also have great concerns regarding the IL routes. Those route from pouring land down through Stoke Holy Cross and through to Saturn... Saturn, Nethergate is concerning.

00:37:46:20 - 00:38:19:26
The roads along the planned route are narrow, winding, and not built to carry vehicles of this size and weights that are a great deal heavier than the UK limit for pay... Payloads. These roads are already not in a great state of repair. Just imagine the damage that the AIL route will do. Will East Pine repair those routes... Those roads? I have particularly deep concerns about the impact of AIL vehicles and

the heavy payloads as they are driven through Saxon and Nethergate, a conservation village, and in particular, onto Churchill.

00:38:20:05 - 00:39:00:10
Churchill, the listed war memorial to the local primary school, is extremely narrow. At its narrowest point, the road is four point eleven meters wide, whilst according to East Pyrcell documentation, the width of an AIL unit is eight... Is four point eight six meters wide without taking into account any oversale. It will surely, therefore, be necessary for the vehicle to drive onto the only pavement along Churchill within centimeters of the walls of houses and buildings that abut the pavement on the road as shown on WINS drawings number twenty four dash one two two one dot s p a zero eight.

00:39:01:04 - 00:39:34:12
This includes the wall of the granary, which I have a vested interest in in as it is the wall of my home. The skill of the driver will be paramount. There will be no margin for driver error. The downward pressure exerted by these heavy loads will be huge, and there's a real possibility of massive damage being caused to the road, the pavement, the services that run beneath them, and not least to the wall and foundations of other houses and our own house along Churchill. Norfolk County Council has recommended that topographical, vibration, and structural surveys are carried out.

00:39:34:19 - 00:40:09:16
Is East Pye arrangements have these? And if so, when will they take place? If any remedial work to the pavement is required, that would affect parents and children who use it on a daily basis to reach the school at the top of Churchill, as well as villagers and people who use it to move from one end of the village to the other. Since January twenty twenty six, my husband has been asking for representatives for... From East Paisola to pay as a courtesy of a site visit to Churchill and to our house, the granary, in order for them to see and understand the issues and concerns raised here.

00:40:09:27 - 00:40:13:12
Our invitations have not been accepted. Thank you.

00:40:15:22 - 00:40:16:25
Thank you very much.

00:40:19:07 - 00:40:21:00
Let's come to Paul Playford

00:40:22:23 - 00:40:25:08
when you're ready. Thank

00:40:25:10 - 00:40:38:06
you for the opportunity to speak. My name is Paul Playford, and I'm representing also my wife, Marion. And we've... For fifty years, we've lived in South Norfolk and forty years have run run us and still do a little bit a small business in Tibbets or St Mary.

00:40:40:11 - 00:41:11:24

South Norfolk clay lands are recognized by various trusts and statutory bodies as an ancient landscape. East Pi Solar will destroy this. Norfolk's natural resources remain its land and is renowned to be part of the breadbasket of the UK. Short sightedness of this scheme, why when the farmland is prime farmland? It's not marshland. It's not land... Well, marshland's got lots of birds in it.

00:41:11:26 - 00:41:17:22
Present day events show we will need to grow home produce on a local scale.

00:41:19:07 - 00:41:43:22
Farm... Farmers are better supported to make a viable living, but many are apparently attracted by the offer dangled before them to to put solar panels on their land. We have at Swainscorp an example of what solar blight, and I call it that, solar blight will look like already built. And it is there from the a one four o looking across coming up from

00:41:45:15 - 00:42:20:19
the village down below there. It is industrial, not a so called solar farm, which should be called solar blight. Furthermore, battery storage sites are industrial and have no part in our rural parishes and are questionably dangerous subject also to fires. We can see the one which is already built south of Norwich near Dunston Hall, but East Pye Solar will be much larger and has caused extreme anxiety and grief to villages in the South Norfolk. Coming back to farmers, farmers have been questionably, and I used it so, quote, perhaps blackmailed into agreements because farmland is now unprofitable.

00:42:21:01 - 00:42:30:09
Can you blame them when a cash cow is offered? The ancillary side of farming, supplies of machines, seed merchants, training of apprentices will disappear.

00:42:32:15 - 00:42:43:28
Solar solar has its place, but not on excellent farmland in a small country with such a large population, and the electricity gain is minimal.

00:42:45:24 - 00:43:02:13
Also, footpaths and bridleways will be caught up in this industrial landscape, particularly in Saint Margaret's where the effect of moving solar panels will cause problems with horses. And I ask the chairman to take this into consideration. Thank you.

00:43:04:22 - 00:43:10:01
Thank you very much. If I can now come to Elizabeth Rose.

00:43:11:28 - 00:43:43:07
Thank you. Good afternoon. My name is Elizabeth. I'm a resident of Tibbetsor. I've prepared this statement with my neighbor, Sandra, a resident of Great Malton and Co Secretary of the BEPS Group. In response to the examining authorities Q2 requirements, we'd like to highlight the implications of the loss of access and changes to public rights of way across the Great Malton plateau, particularly around Site one and the Bess. Public rights of way are not simply leisurely use. They are as integral to our lives as the roads. There are nine rights of way crisscrossing the area.

00:43:43:23 - 00:44:19:27
Two are listed for managed closure, but the other seven are listed for long term closure. Firstly, the applicant has identified new permissive paths at other sites for the operational period and beyond. Why is there no equivalent provision for this area? Secondly, notwithstanding the damage to nature, the alterations and closures to the footpaths moves users onto Frithway and Lodge Road, which are single track unlit and have a speed limit of sixty to suggest these as diverted routes is unsafe. These roads are already used as a cut through when Station Road and the A140 are busy.

00:44:20:02 - 00:44:54:11
The applicant is essentially asking people to use the roads as footpaths while simultaneously redirecting more traffic there. Also of concern is the potential transformation of these footpaths into narrow corridors bordered by security fencing and dense vegetation. Families, dog walkers, horse riders, people with limited mobility will be particularly affected where paths become enclosed or difficult to leave. For example, horses may react unpredictably to unfamiliar noises or activity behind fencing. Narrow corridors provide insufficient space to pass safely and regain control of frightened animals.

00:44:55:01 - 00:45:35:09
We therefore ask that the applicant demonstrates how the proposed network across the scheme will remain safe, accessible, and fit for purpose to the rural communities it serves. On a personal note, we don't have parks. Our only safe dog walking routes are the footpaths due for closure. We use these exact footpaths to walk to a cafe every week, a local cafe. These plans mean we won't be able to walk there, and they will lose regular income. We are just one household. We ask the planning inspectorate to give weight to the applicant's need to acquire access through so many rights of way, including the compulsory purchase of over six thousand meter square of track and hedgerow just in Great Malton and Tibbetshall.

00:45:35:28 - 00:46:09:23
To us, this indicates that they cannot access these sites through appropriate means, and it begs the same question that Mr. Phillips asked earlier, are these sites at all suitable for such high levels of industrial development? Lastly, we've seen NSIPs like HS2 halt their activity before completion, destroying countryside and communities. I suggest that the planning inspectorate considers a caveat that restricts any construction or closure of rights of way across the scheme until the National Grid substation is fully operational. Has staggered conditional planning consent been considered? Thank you very much for your time.

00:46:24:26 - 00:46:26:17
Okay. Thank you, everyone.

00:46:32:06 - 00:46:41:12
If I can now ask Arlene Lyne, Lisa Finch, Ebber m... Sorry, Emma Spamer, and Rob Snaemer to come up.

00:47:02:02 - 00:47:02:26
Okay.

00:47:05:08 - 00:47:09:13
So first, I have Arlene line. If either of you... Yes.

00:47:14:16 - 00:47:17:15
When you're ready, if you want to put your microphone on.

00:47:24:18 - 00:47:56:15
Yeah. The red, the silver. Thank you. So my name is Arlene Lyne, and I'm speaking today on behalf of my husband, Elliot Lyne, also. We are residents of Saxlingham Navigate. And at the ICESat, I wish it to be known that I am pro decarbonization. You know, at a personal level, we're putting in an air source heat pump. I've transitioned to an electric car. However, I object to this East Pie scheme due to a number of core issues, and there are three that I wish to highlight. First is the impact on the landscape.

00:47:56:17 - 00:48:32:15
Looking at any of the maps that we have been given, the red blocks on the map, I've been struck from the outset by the extent of the overall area impacted and the corresponding loss of immunity. This is not large scale open landscape. The landscape that is represented here is mainly small fields, small lanes. I know some... A previous speaker referred to such dense and footpaths and pockets of woodland. I know it well as I walk most days in this landscape looking out for hares and birds of prey, and I have walked the length of Boudicca Way.

00:48:33:14 - 00:49:05:06
Furthermore, with regards to this landscape, there is a lack of a detailed land management plan once the scheme is in place. For example, will there be species rich, gray... Grassland grazed by sheep, or are they simply planning ryegrass and an oil mower approach? The former would be favorable to our nature, the latter detrimental. My second point is the... Relates to the AIL route through Saxony and Nethergate along Churchill. I am a resident of Churchill and affected by such.

00:49:06:05 - 00:49:37:18
In this case, I refer... There's a large amount of unknown detail. I would like to say I agree with all points made by previous speakers, Anne Fry and Hillary Ware, in that regard. And thirdly, well, actually, say with both those above points, to say that the landscape does not suit the plan for East Pi. It's being reshaped to do so. And rather than reshaping the plans to suit our landscape, The grid connection convenience appears to be trumping everything.

00:49:38:08 - 00:50:24:21
And my third point is with regards to financial decommissioning. The funding documents are less clear about decommissioning than they are about construction. From the funding documents currently before the examination, I can find no specific evidence of a specific decommissioning bond, an escrow account, a restoration fund or any other ring fenced financial security dedicated to end of life restoration. If the company ceases to exist in thirty five to forty years' time, who pays for the removal? At present, the available material appears to rely primarily on decommissioning obligations secured through the DCO, responsibilities of the project owner or operator at the time the scheme ceases and landowner agreements and lease agreements.

00:50:25:03 - 00:50:57:03
For the sake of our children and future generations, I ask that the scheme requires a decommissioning cost estimate, a restoration bond, a parent company guarantee from Ireland Green Power or Macquarie Asset Management or another long term financial security mechanism, A national significant infrastructure project requires much greater long term financial surety for our local residents, both now and in the future. Thank you. Thank you very much.

00:51:02:06 - 00:51:04:21
Lisa Finch? Yes. Thank you.

00:51:07:07 - 00:51:22:13
Good afternoon. My name's Lisa Finch. I'm a chartered landscape architect and author of the landscape and visual appraisal prepared for site eight by classic landscape architecture in objection to East by Solar.

00:51:24:06 - 00:51:54:18
I support BEP's fundamental objections. My focus has been on-site eight, its landscape and visual constraints making it so clearly unsuitable for development, but the implications extend far beyond these two fields. The applicant repeatedly claims to have undertaken a robust site selection process and a robust reassessment following the change in the point of connection. I challenge both assertions.

00:51:55:15 - 00:52:03:00
Had either exercise been genuinely robust, I contend that site eight would not remain within the order limits.

00:52:04:17 - 00:52:39:00
In paragraph five point one point three zero of its own site selection assessment, app seven twenty, the applicant states that it has not approached other landowners in the search area given that sufficient suitable land had already been identified and was available. The applicant appears to have stopped looking for alternatives, because not it had established that less harmful sites were unavailable, but because it already had sufficient land.

00:52:40:03 - 00:53:02:12
Was this genuinely an environmentally led process, or was the final design dictated by land already secured at the outset? Site eight illustrates precisely why this matters. It very fit clearly forms part of a highly intact, sensitive, rural valley landscape.

00:53:04:06 - 00:53:36:19
My site specific professional assessment identifies site eight as an integral part of the Tas rural river valley landscape, notwithstanding the applicant's reliance on broad scale character mapping. Landscape character cannot be determined by a line on a map, neither can these two fields be assessed in isolation. The removal of the term valued landscape from the revised does not remove the landscape's qualities or value.

00:53:37:03 - 00:53:44:19
Policy n two expressly requires consideration of landscape character and countryside natural beauty.

00:53:46:13 - 00:54:23:01
The applicant has belatedly removed panels from parts of site eight. However, correcting an unacceptable layout does not make the remainder acceptable. The mitigation hierarchy begins with avoiding harm, not merely reducing it after selecting the site because it was available. Proposed mitigation in the form of screening in itself harms the character, obstructs valued value views, and significantly diminishes enjoyment of the public rights of way, both on this site and in the wider network.

00:54:24:02 - 00:54:54:22
Good design begins with sound site selection. If I can ask you to draw to a close... Sorry. I am. Sorry. I respectfully ask you to consider a further hearing to scrutinize site selection process, particularly following the changed point of connection, which I assert was fundamentally flawed and has implications across the whole scheme. Site h should never have been included in the order limits. Its continued inclusion exposes serious flaws in the entire process.

00:54:55:29 - 00:54:57:29
Thank you. Thank you very much.

00:55:00:06 - 00:55:09:24
And I'll just check again if we have Emma Spamer or Rob Spamer, if you want to speak. No? Okay. Thank you both. You can.

00:55:42:26 - 00:56:15:06
Okay. That covers those who haven't spoken before. And we'll now move on to part b, which is those individuals or representing groups who we have heard from before. What I do ask in coming up and making representation is that you please don't repeat what you've already made orally. When writing, we have heard that. We have seen it. We've got it in front of us. If there's personal points you want to bring to our attention, that is what we are interested in.

00:56:16:03 - 00:56:37:09
Again, I'll call you up in two groups. So first, if I have Annetta Berry from Blockies Pie, Karl Catchpole from Norfolk County Council, Margaret Thomas from Norfolk County Council, Elsa Stocker from Saxeham Nethergate Parish Council, and Victoria Chandler from Morningthorpe and Fritham Parish Council.

00:56:49:29 - 00:56:59:15
Okay. So each of you do have five minutes if you wish to use that time. I will come to Annette Berry first. If you would like to introduce yourself and start.

00:57:00:28 - 00:57:32:15
Thank you. My name is Annette Berry, and I'm speaking on behalf of BEPS. I'd like to address site selection, environmental assessment, the mitigation hierarchy, and design evolution. At ISH one, action point four required the applicant to provide the desktop planning review document that informed the early site selection process. The land and rights negotiation tracker, app fifty two,

confirms that multiple option agreements for the proposed development were entered into on eighth of September twenty twenty three.

00:57:32:27 - 00:58:08:06
However, the desktop planning assessment subsequently provided by the applicant in response to action point four is dated sixth of March twenty twenty four, six months after those option agreements had already been signed. That document already identifies the ten current East Bay Solar sites, two of which were only added to the scheme after the connection point moved from Norwich Main to Great Malton. The desktop study provided appears to be a first pass assessment of their planning suitability. It considers fairly basic matters, such as proximity to conservation areas and where the land is within a national park.

00:58:08:18 - 00:58:41:04
This chronology is extremely concerning. The question, therefore, is what, if any, environmental assessment of these sites had actually taken place before the applicant entered into the option agreements in September twenty twenty three? The document produced in response to action point four cannot answer that question because it is dated March twenty twenty four. It therefore appears that the entire land assembly for this scheme was substantially established and options agreements signed before its environmental suitability had been properly assessed at all.

00:58:42:00 - 00:59:30:23
If that is not the correct interpretation of the sequence of events, I would ask the applicant to provide the evidence demonstrating otherwise. The chronology matters because it goes directly to whether avoidance genuinely informed site selection or whether environmental assessment subsequently became an exercise in attempting to mitigate the effects of land that had already been secured. I want to turn to one very clear example of that issue, which is fire safety at Great Malton. During the targeted consultation in November twenty twenty five, Norfolk Fire and Rescue Service said, and I quote, that the proposed changes, stroke, confirmation on the sighting to the National Grid four hundred kilovolt substation raises serious concerns to Norfolk Fire and Rescue Service, given the close proximity to nearby residents in Great Malton in the event of any fire or other emergency.

00:59:31:03 - 01:00:03:12
At paragraph three point one eight, NFRS identified particular concerns relating to, one, emergency vehicle access, two, cord and control, and three, protection for residents from any smoke plume. At paragraph three point one nine, it stated the that location change of the one hundred and thirty two kilovolt substation and upgrade to four hundred kilovolt to the south of Great Molton raises similar concerns to the above National Grid substation. So Norfolk Fire and Rescue Service raised serious safety concerns about both substations.

01:00:04:04 - 01:00:36:12
These comments were made this time last year. I therefore asked the applicant to identify precisely how the sighting and design of the proposed National Grid substation and the four hundred kilovolt project substation have evolved since targeted consultation in response to these serious safety concerns. As far as I can identify, neither the locations nor the designs of these substations have been changed in response to Norfolk Fire and Services concerns. That is particularly significant in the context of the applicant's response to ISH one action point eleven.

01:00:36:21 - 01:01:07:10
In relation to the National Grid substation, the applicant states that the applicant knows of no reasons why the proposed location would be changed. But there plainly is a reason. Norfolk Fire and Rescue Service had already issued a formal warning of serious concerns about that location. And Norfolk County Council had also expressed the applicant to consider an alternative site away from residential areas. I therefore asked the applicant to confirm whether the NFRS safety warning was supplied to National Grid electricity transmission.

01:01:07:24 - 01:01:52:03
If it was, when was it supplied, and what was NGET's response? If it was not supplied, why not? This is even more concerning because the applicant has subsequently indicated to the EXA and NGET that there is nothing to prevent the national grid infrastructure at this location being designed on an even larger scale, as NGET has said it will need to accommodate other schemes. That raises a fundamental question about the mitigation hierarchy and design evolution, Where a statutory emergency service identifies serious safety concerns about infrastructure because of its proximity to a village, the appropriate response should be to demonstrate first that the harm can be avoided, including by removing the infrastructure to an alternative location.

01:01:52:19 - 01:02:02:21
It should not be simply to retain the location and offer to increase the scale of the infrastructure that may ultimately be placed there without warning of known safety concerns.

01:02:04:09 - 01:02:34:26
The applicant should now be required to provide the evidence establishing the actual chronology of environmental assessment and land acquisition, and to explain how the serious safety concerns raised by Norfolk Fire and Rescue Service have changed the design to make it safe. If it cannot do so, the examining authority cannot conclude that the mitigation hierarchy has been properly applied or that the scheme represents an environmentally led or even a safe design. This application is unsafe. It is an insult to those of us who live here. And it should be refused consent.

01:02:35:10 - 01:02:35:25
Thank you.

01:02:36:24 - 01:02:42:15
Thank you very much. If we can now come to Karl Catchpole. Again, five minutes.

01:02:42:17 - 01:03:15:17
Thank you. Mr. Cliff, members of the examining authority, thank you for giving me the opportunity to speak again. My name is Carl Catchball. I'm the Norfolk County Councilor representing the Longstrand division, including communities affected by and the surrounding East Pipe proposals. I was born in South Norfolk. This is not simply an area I represent in public office. It's the place I come from. The countryside I grew up with, and a part of North to which I have deep personal connection. I therefore speak as a local representative and as somebody who cares deeply about the parts of South Norfolk, its farmland, villages, home and countryside, and distinctive character.

01:03:16:05 - 01:03:50:07
want to be clear from the outset, I'm not against renewable energy, and I'm not against solar power. I have twenty panels on my roof at home. What I oppose is an industrialization of thousands of acres of productive agricultural countryside, excuse me, And we should first be using rooftops, warehouses, factories, car parks, brownfield sites and previously developed land. East Pie extends across approximately two thousand seven hundred acres. These fields are not blank space on a developer's map. They support agricultural economy, our food producing capacity and they and the identity of the communities around them.

01:03:50:14 - 01:04:31:04
The question is not simply whether these fields can generate electricity. The real question is, is covering this amount of productive countryside with solar panels for decades the widest of use the land. The agricultural land figure for East Pie should make examination stop and think seventy eight percent of the agricultural land within the solar development area is best and most versatile land. Seventy eight percent. We are not predominantly discussing poor marginal land. We're considering the land recognized for its particular value to agricultural production. At a time when food security, energy security and natural resilience all matter, there must be an exceptionally compelling justification for taking such a vast area of productive farmland out of normal food production for decades.

01:04:32:07 - 01:05:04:27
There is recently a national decision, which deserves careful attention. Otley West Solar Farm in Oxfordshire, like East Pi, it was a very large solar proposal across an extensive agricultural landscape with significant question concerning best and most versatile land. After examining the proposal, the examining authority recommended development consent should be withheld. On the tenth of November twenty twenty six, the Secretary of State formally refute development consent order. That was not a rejection of solar energy in principle. It was a conclusion that on that site and on the evidence, the adverse impacts outweighed the benefits.

01:05:06:01 - 01:05:19:24
The final Potley West decision identified seven seventy six acres of BMV land, representing forty two percent of the solar installation area. It also raised concerns about the applicant's approach to minimizing impacts on productive farmland and restoring sores after decommissioning.

01:05:23:10 - 01:05:55:12
East Pie's stated figure of seventy eight BMV agricultural land must, therefore, receive the closest possible scrutiny. If BMV impacts properly carried substantial weight at Botley West, they cannot be treated as secondary matter here. There's another important similarity between the two schemes, aviation. At Botley West, there was an unresolved concerns involving London Oxford Airport. The decision concluded that residual aviation impact presented unacceptable risk to the public safety. Here in South Norfolk, the East Pipe proposal also interact with the established aviation interest at Tibetan Airfield.

01:05:55:24 - 01:06:26:18
I do not suggest the technical circumstances are identical, and each product must be judged on its own evidence. But Botley West established an important principle, aviation effects in a solar DCO and are

not a peripheral matter. The examining authority must examine fully any consequences for safety, glint and glare, aircraft operations and continue use of established airfield. The parallels are striking. A vast solar development across agricultural countryside, major BMV land concerns and established aviation use nearby.

01:06:27:00 - 01:06:58:22
The Botley West Refusal must, therefore, be considered carefully at the planning balance for East Pie. My position remains straightforward, solar for roofs, fields for food. We should exhaust the enormous opportunities blended by warehouses, distribution centers, factories, supermarket schools, public buildings, commercial car parks in the brownfield site before accepting the loss of one thousand acres of productive countryside. Solar is also intermittent. When solar and wind output are insufficient, the electricity system must still keep the lights on. That can require gas parts generation to respond, bringing cost and carbon back into the system.

01:06:59:19 - 01:07:30:23
More intermittent generation does not remove the need for reliable low carbon power that can produce electricity when the company needs it. That is why I've consistently spoken about British Small Modular Reactors. SMRs are dependable, low carbon electricity from a dramatically smaller land footprint, five or six acres, without depending upon whether the sun is shining. On November eleven last week, the day before the Prime Minister's COP thirty one speech, the House of Lords discussed Britain's domestic nuclear field capabilities and its importance to new reactors.

01:07:31:02 - 01:07:49:04
Lord Ruka referred specifically to a small module reactors and said the history of delay, delay, delay had to stop. Responding for the government, Baroness Curran said, we very much support that urgency and need to make sure it's all about delivery. She also described developing an alternative Russian nuclear fuel supplies that's vital for our security.

01:07:49:06 - 01:07:50:24
If I can ask you to draw to close.

01:07:50:26 - 01:08:17:19
Yeah. This is not a theory. Part of this is discussing the fuel supply, industrial capacity, energy security needs to support deployment. The following day at COP thirty one, the Prime Minister placed SMRs directly within Britain's clean energy industrial strategy. He said, the shift to clean energy is only a route to energy security. He then stated Rolls Royce are taking small modular reactor technology around the world, supporting thousands more jobs. must I lay myself one general observation. It pairs the promise it's only six months behind me in recognizing long term potential of SMRs.

01:08:17:24 - 01:08:21:00
If I can ask you, you can submit it in writing.

01:08:21:02 - 01:08:22:25
I've I've got three paragraphs.

01:08:23:17 - 01:08:30:11

I've... We've allowed everyone else. If I cannot... We've allowed everyone else the same time. So you can submit it in writing. We will be able to read it.

01:08:30:13 - 01:08:31:10
Can I just finish?

01:08:31:12 - 01:08:33:05
You said three paragraphs. I'd...

01:08:33:07 - 01:08:34:18
If you close small part.

01:08:34:25 - 01:08:35:14
Those are the

01:08:35:17 - 01:08:36:02
It can be

01:08:36:04 - 01:08:40:14
very quickly summarized. Well, I want to be fair for everybody that everybody has the same same time limits. If you could just Okay. summarize

01:08:41:23 - 01:08:42:17
Will. Thank you.

01:08:42:21 - 01:08:43:06
Thank you for

01:08:43:08 - 01:08:48:09
the opportunity. I ask you to apply one sort of test. Will East Pie still look like a sensible use of approximately two thousand seven hundred

01:08:50:21 - 01:09:25:28
acres of North South Norfolk countryside in five or ten years' time? Imagine Britain successfully deploying its semis, covering more commercial and industrial routes with solar, improving storage and strengthening the grid, then look back at the thousands of acres of productive South Norfolk countryside covered with panels. What we honestly say was that the best decision we could have made. The communities I represent will live the decision for decades. We have inherited something precious. That does not mean resisting change. But when change is owed on extraordinary scale, the justification must be extraordinary, too. Mr. Cliff asked you in the examining authority to be visionary. Look beyond immediate application to see the direction in which energy technology, food security and energy security are traveling.

01:09:26:02 - 01:09:58:24
I support the transition to low carbon, and I support this solar in the right place. I also support Britain developing reliable low carbon nuclear power through British SMRs. Our agricultural fields should

not be treated as automatically available simply because they can accommodate panels. The Botley West Refuel shows that benefits renewable generates do not override every adverse impact. We can generate electricity in many ways. We cannot manufacture another site in Norfolk countryside. So I'll finish what I began. Solar for roofs, fields of food, reliable British low carbon generator for long term energy security, Mr. Cliff, please be bold and look five or ten years ahead.

01:09:59:04 - 01:10:08:08
Do not allow East Pye to become a decision food generator to look back upon and ask why and when better alternatives were coming. Did nobody have the courage to think again? Thank you for your time.

01:10:09:00 - 01:10:09:21
Thank you.

01:10:10:04 - 01:10:13:02
Thank you. And my colleague just has a question.

01:10:13:27 - 01:10:19:17
The question is for Doctor. Barry. Just going back, just effectively, Mr. McEvoy, if that's okay.

01:10:19:20 - 01:10:37:26
Thank you very much, Doctor. Barry. You did mention to correspondence or feedback from Norfolk Fire and Rescue Service. I'm just my benefit. Can you repeat the source of that information, be it documentary or verbal? And if that's available to be submitted into the examination. Thank you very much indeed.

01:10:37:28 - 01:10:58:16
Yes. So it was submitted as part of Norfolk County Council's response to East Buy Solar during the targeted consultation in November last year. So East Buy Solar have had that response for a whole year. I have actually quoted it in my deadline to submission. So it's in a footnote.

01:10:59:25 - 01:11:02:14
Very many thanks. Thank you for confirming. Thank you.

01:11:05:25 - 01:11:09:13
If we can go on to Margaret Thomas now and five minutes. Anybody?

01:11:13:12 - 01:11:47:10
Thank you for allowing me to speak. I'm Margaret Thomas, Norfolk County Councilor for West Stepwade and deputy cabinet member for adult social care. At previous meetings and hearings, the inspectorate has seen for itself the distress this scheme is causing, and I am encountering more and more of it among West Depay residents and through my parish councils. People tell me they are anxious, desperate, helpless, feel disempowered and ignored. They're not sleeping, and their physical and mental health is suffering.

01:11:47:29 - 01:12:21:20

Many do not know where to turn or see a way forward, and they found the process to be stressful and exclusionary. Many are elderly or vulnerable. It's on their behalf that I make this submission and ask the planning inspectorate to recommend refusal or at least demand more rigorous evidence and assessment of the damage and cost to Norfolk residents. Whatever the benefits of this scheme, the cost to Norfolk is too great and disproportionate.

01:12:22:23 - 01:12:54:02
South Norfolk's beautiful tranquil and unique landscape will become an industrial site of panels, fencing, cabling, a substation and battery storage for a generation or more. Residents will be required to live immersed in industrialization, harming their health and well-being. Hedgerows, field margins and wildlife will be compromised, and ancient footpaths walked by families for generations will be lost.

01:12:55:15 - 01:13:26:07
Solostalgia is real. The grief of watching a loved landscape destroyed around you brings chronic sadness, anxiety, and depression. Prolonged uncertainty drives chronic stress, and noise harms sleep and health. Green space linked to longer and healthier lives will be lost. Around forty five percent of Norfolk's residents are fifty years or over, and many are already vulnerable to ill health.

01:13:27:06 - 01:13:57:15
Added to this, battery fires, toxic fumes, contamination of land and private boreholes, road accidents, traffic and pollution on narrow rural roads used by walkers, cyclists, horse riders, and disabled residents will be lost. None of these risks has been properly assessed. Households who have invested a lifetime savings in their homes fear falling values, unsellable homes and mortgages they cannot renew.

01:13:58:09 - 01:14:30:10
Retirements and livelihoods in farming and tourism will be lost. The financial loss has not been adequately assessed, and nothing is offered in return. No meaningful local benefit and no lasting local jobs. The site is unsuitable, chosen for existing landholdings and a potential gridded connection. Convenience for the developer, not good siting. And it's at the wrong time.

01:14:30:24 - 01:15:08:03
As highlighted by my fellow councilor, far more reliable power sources can be made on a fraction of the land. Norfolk already hosts major offshore wind farms, while wind farms across Britain are paid to switch off because the grid cannot take their power, costing bill payers around one point five billion in twenty twenty five. Solar on this scale is not needed in Norfolk, and political opinion is already questioning whether its benefits justify the cost.

01:15:09:18 - 01:15:40:02
This scheme cannot be judged in isolation. Norfolk is being asked to host project after project, and consent here would invite many more. Assessing impact site by site understates the true scale of change. Residents feel like a testing ground with no peer reviewed evidence on the cumulative social and health effects. The absence of evidence is not evidence of absence.

01:15:40:24 - 01:16:22:28

These harms are real, lasting, often irreversible, and not properly assessed. What price for our beautiful tranquil county? What price for communities torn apart and spiritually destroyed by losing the rural environment they love? What price productive farmland taken out of use for generations and weakening national food security? What price shattered dreams of a peaceful retirement and a quiet safe life in the country? What price for a healthy future for our children and grandchildren.

01:16:23:22 - 01:16:37:02
No compensation could ever make up for this. I, therefore, ask the examining authority to recommend that the Secretary of State refuse consent for East Pai Solar. Thank you very much.

01:16:39:09 - 01:16:46:18
Thank you very much. If I could now come to Els... Elsie Stoker. Thank you. Five minutes when you're ready.

01:16:49:24 - 01:17:23:17
Hello. I'm Elsha Stocker. I'm chair of Saxon Nevaght Parish Council. As a parish council, we have already submitted and spoken on many reasons why we object to this solar application. Today, I would like to expand on a few product topics. Abnormal indivisible loads have already been mentioned, but we are still, as a parish council, very concerned regarding the AILs carrying the transformers through our conservation village as the sweat path analysis provided is insufficient to assess the viability of the route.

01:17:24:20 - 01:17:57:17
We request a full assessment of the impact to the safety of residents, their properties, walls, the road, and the underlying infrastructure, pavements, trees, hedging, and verges all need to be undertaken. As for the abnormal indivisible loads carrying the cable drums, it is still unclear which route is being suggested for CRC ten. That's the cable route. Please, can it be made clear? It is difficult to consult on contradictory information.

01:18:00:03 - 01:18:23:24
Excuse me. Public rights of way. The applicant intends medium term footpath closures for both routes between Saxony and Nethergate and Hempnor to the west of Broaden Lane, diverting pedestrians via Saxony and Green and the footpaths to the east. My question, how long is medium term? Could this be the duration of

01:18:23:26 - 01:18:24:11
the

01:18:24:13 - 01:18:28:13
construction? It is not clear from the information given. The

01:18:30:15 - 01:19:12:09
diversion is unsuitable since it is significantly greater distance and involves using a path that is open but managed, which means it will involve intersecting with construction areas and vehicles. Also, it would involve more road walking before getting to the footpaths. If Broaden Lane is closed, there is gridlock on the green and Hall Lane, both of which are also part of the Boudicca Way. As pointed out

in Tara Gillum's excellent survey report, site seven public rights of way submission, there are many people who use these paths to gain access to shops, medical facilities, and friends.

01:19:12:26 - 01:19:59:06
One person, in fact, uses Pine Mars Lane, which is HPBR thirty, every day to walk to work and would not have time for the diversion. Finally, I would like to touch on the applicant's recent proposed change application, which I know we'll be able to talk about on another occasion, but it involves, number one, a temporary construction and decommissioning compound on-site seven f. What is temporary given that the project is the last sixty years? Also, why in the documents supplied previously, there was a compound in site seven d, then no compound at all, but now proposed on-site seven f.

01:20:00:17 - 01:20:39:05
Number two, increase in the forecast traffic movements. This has come about apparently due to, quote, updated methodology reflects additional information becoming available after, quote, detailed sign and, quote, more detailed breakdown of individual activities and components contributing to construction traffic generation. My question is, are we making this up as we go along? This has focused attention yet again on the deficiencies of the application, which is looking to be increasingly premature.

01:20:39:17 - 01:20:55:19
The application overall shows scant regard for accuracy, scant regard for thoroughness, and has left local people to conduct surveys, gather data, and raise all the issues that should have been addressed. Thank you very much for your time.

01:20:57:13 - 01:20:58:16
Thank you very much.

01:21:01:08 - 01:21:05:03
Now if you can come to Victoria Chandler when you're ready.

01:21:06:23 - 01:21:39:26
I am councilor Victoria Chandler, chair, speaking on behalf of Boynethaw Cooper Freedom Parish Council. At Open Floor hearing two, we set out our concerns about site five. Today, we want to focus on the applicant's responses and the difficulties faced by our small community trying to participate in this examination. Too often, the applicant has referred us back to earlier documents without new supporting information or clearly explaining where our concerns are answered. On numerous occasions, responses addresses something similar but not the actual point raised.

01:21:41:03 - 01:22:17:28
One example is in the latest response document, rep two zero twenty five, illustrates this particularly well. In response to concerns raised by Moorningtop and Fritin, the applicant simply directs us to response to Brook Parish Council. This means we must first locate and read Brook Parish Council's written statement, establish whether concerns they raise are actually the same as ours, and then examine the applicant's response to determine whether our questions have been answered. This places

unnecessary burden on a small parish council and still provides no assurance that our specific concerns have been properly addressed.

01:22:18:29 - 01:22:55:09
Concern is not resolved simply because a response has been recorded. We see this in the grouping of indent... Individual residents representations by theme. A broad response can lose the detail of a specific concern. More troublingly, there are instances where the applicant has attributed comments or concerns to residents that they have never made, and in some cases, responded to matters entirely unrelated to their original representations. This is more than administrative error. It means that residents are actually concerned, remains unanswered, while the examination record gives the impression that they had been addressed.

01:22:56:03 - 01:23:33:01
The time scales confound these difficulties. Morinthorpe and Foote is a very small parish council shouldering the demands of this enormous development proposal. Our counselors are unpaid volunteers, not playing professionals. We meet every two months. We have procedures to follow when considering matters and ingredient responses. Yet between publications of documents and deadline two, we had very little time to review hundreds of pages after following multiple references back through earlier submissions simply to establish that our concern's been answered, misunderstood, omitted, or wrongly attributed.

01:23:33:23 - 01:24:04:28
These are not risk... Recently bought time scales for a small council trying to fulfill its responsibilities properly. If this is difficult for us, it is harder still for individual residents balancing work, family, and everyday life. We appreciate the extension granted for the latest notification of change, but this now overlaps with deadline three and these hearings, adding further pressure. The process is increasingly feels like David versus Goliath. On one side, a large company with professional teams and vast resources.

01:24:05:10 - 01:24:35:21
On the other, a small really... Rural community relied on volunteers and residents desperately trying to remain involved in decisions that would directly affect their homes and lives. Whether intentional or not, the effect is the process feels weighted towards those with with resources to manage it. These concerns extend to the company's site visits. Some properties included in the draft itinerary disappeared from the final version without without explanation provided to the residents, such as Clay Cottage and Boiland Hall.

01:24:36:01 - 01:25:06:28
They are left wondering whether concerns are being considered or simply overlooked. Another resident had relied on proposed visit to their neighboring property, Clay Cottage, which had joined site five to help demonstrate the combined impact on the cluster of residential homes. Viewing properties from outside cannot always reveal the impact, with more people working from home, upper floors, including second floor offices, are regularly occupied throughout the day. The outlook of the impact on these rooms can be very different from ground level.

01:25:07:15 - 01:25:39:09

We recognize that every property cannot be visited, but changes should be explained and these impacts properly considered. There are also emerging concerns about security implications introducing high value electric infrastructure into our rural communities. The National Crime Agency has identified organized criminal activity targeting solar developments. Our villages do not currently host infrastructure of this nature and scale. We ask whether result in security risk and potential policing demands and effects on residents and tranquil...

01:25:39:11 - 01:26:06:23
Royal tranquility have been properly considered and not simply the security of the applicant's assets. We ask that specific concerns receive specific answers. Inaccuracies are corrected, and residents are given confidence that their circumstances have not been overlooked. Ultimately, responding is not the same as answering, and providing an opportunity to participate is not the same as making meaningful participation as possible. Thank you.

01:26:09:01 - 01:26:09:23
You, Graham.

01:26:11:06 - 01:26:42:29
Mrs. Chandler, just in relation to the site visits, we are aware that there are some concerns about the itinerary in terms of some of the properties that has been chosen for us to visit. But I just want to make it absolutely clear that because a particular property is not being visited at the ASI does not mean that it doesn't form part of our considerations. I know people wanted to visit more properties, but we have to make a sort of professional judgment on which ones to visit. But also, as professional planners, we we can assess properties from public place that don't necessarily need to go into all properties that have been suggested.

01:26:43:01 - 01:27:17:03
That doesn't mean to say that they're not part of our considerations. And if later in the examination, we feel actually we should go into that property because of particular relationship, then we can ask at that stage for a further access required site visit. So we are aware of the concerns. We are obviously visiting quite a few properties, for example, this morning, we visited Grey Malton again on an accompanying site visit and we had a good walk once the rain had stopped. We had a good walk around lots of the footpaths there. We had a water around previously on our previous unaccompanied site inspection. And that this morning, we're able to view the ratio between residential properties and the site.

01:27:17:05 - 01:27:28:18
So we don't necessarily need to visit every property that's been requested, but that doesn't mean to say we're not interested in the relationship between that property and the site.

01:27:30:02 - 01:27:37:24
Thank you. It's more really as well about the communication as to why it was in the draft and then it just disappeared because obviously the residents were never told.

01:27:38:11 - 01:27:39:29
Okay. That's understood. Thank you.

01:27:47:11 - 01:28:03:08
Okay. Thank you very much, all of you, if you want to return your seat. And then we have final three speakers. I have Alison Reid, Hillary Batty, and Jillian Marklew Allen. Want to come forward?

01:28:13:27 - 01:28:19:01
So if I first come to Alison Reid, three minutes when you're ready.

01:28:19:03 - 01:28:50:17
Thank you. Alison Reid, resident of Tivotchill in South Norfolk. Farmers working land affected by this project may own all or some of it freehold, some of it via a tenancy or on a contract basis or a mixture of all of those, whichever way their ability to operate as a business and to grow food will be impacted. Falcon McLaren's website claims they act as a specialist bridge between developers, landowners, regulars... Regulators, and communities.

01:28:51:14 - 01:29:21:21
Their communications have been sent in a very muddled and inconsistent manner. They wrote only to freeholders. They advised, arrange an agent. The applicant will pay. The farmer has to pay the agent but reclaim the VAT themselves. Six months on, lots of chasing up, and farmers are still waiting reimbursement. Cost of phone calls, of which there have been very many, should be available, but in reality, that does not happen. This is causing a great deal of stress.

01:29:22:15 - 01:30:03:09
Yet on incentive agreements, Dowco and McLaren have bypassed the agents writing directly to and constantly to the farmers. The smaller farming enterprises were long hours using extremely expensive equipment they have purchased or leased all for a modest return. Through no fault of their own, they are having to spend lots of extra time chasing money owed to them, endeavoring to reclaim the VAT and dealing with increased paperwork, tiring and increasing their stress levels. In the numerous parishes affected by this project, farmers are a major part of the community, the community that Dalker McLaren claims to act as a specialist bridge for the developer.

01:30:03:26 - 01:30:37:23
Initially, survey payments were made only to the freeholder. Farming some or all of the land under a tenancy, the disturbance and inconvenience is theirs and have had to insist that they are assured to receive the modest five hundred pound to cover the year regardless of acreage affected. It was the agent, not Dalker McLaren, who in mid October this year called a meeting of all agents and Dalker McLaren to sit down and agree tripartite heads of terms agreements. Currently, the cable routes are identified as thirty meters wide to allow for four cables.

01:30:37:25 - 01:31:10:16
The latest change to traffic movements gives very little detail on haul routes. The anticipation is that many will be alongside the cable route corridors. Drone evidence exists showing reduced and stunted crops five years later along the routes of heavy machinery. The impact on our local farmers who actually work the land is considerable detriment on yields for years to come, and they should be compensated for future losses. The profitability of agricultural businesses can be severely reduced when they have less fat land to farm, creating more worry and anxiety.

01:31:11:00 - 01:31:23:08
The applicant should be required to provide details of all likely haul routes, including their width and the time period they will be... Have to be in existence. Our farmers need to know this. Thank you.

01:31:27:08 - 01:31:27:25
Thank you.

01:31:37:04 - 01:31:43:16
Swain, you raised a number of points relevant to tomorrow's compulsory acquisition hearing. I just wonder, are you attending the hearing tomorrow?

01:31:43:28 - 01:31:45:04
Yes, I am.

01:31:45:06 - 01:31:45:21
Thank you.

01:31:45:23 - 01:31:46:10
Thank you.

01:31:49:04 - 01:31:53:23
Okay. And now we'll move to Hilary Batty. Three minutes when you're ready.

01:31:57:23 - 01:32:35:10
I am a local resident and a retired solicitor. I have already appeared before you and voiced my objections in connection with the whole project and will therefore not repeat this, but I stand by all my original points. This time, it is as a resident of the street, I have tried to establish the routes to be used for construction by reading many documents from the applicant, emailing the app... Applicant which response received today, but no clarity achieved. I'm therefore responding on the basis that the street, Hempnoll, may be a construction route for HDVs, etcetera.

01:32:36:00 - 01:33:12:09
We live in a grade two listed timber frame property in the street, Hempnoll. I've lived there for forty two years. The property is five hundred years old with no foundation and adjoins adjoins the pavement. The proposed construction route, but part of this project may be along the street and up Busseys Loke, which is opposite our house. We are in the conservation area, and so is the first part of Busseys Loke, a very narrow country lane. I'm concerned that there will be damage to our property, which has no foundations and the proximity to heavy vehicles, the numbers of which appears to have increased by one hundred percent.

01:33:12:21 - 01:33:45:02
A one hundred percent since the first forecast is of deep concern. Reference to the street is in the papers circulated about the construction route, but this may be another street affected by this project. It is very unclear as there are, I think, three or four streets. I will be obtaining a structural survey report for evidence purposes. I will also be sending a without prejudice letter to the applicant

confirming I will hold them liable for any structural damage that arises as a result of their construction process.

01:33:45:25 - 01:34:13:11
I know there are others equally concerned about damage to their property, let alone noise, fumes, etcetera, at the moment set to last for two years. I'm aware that this is a small piece in the massive jigsaw, which is this project, but each piece has implications and impact on many local residents. Once again, I hope local opposition is taken seriously.

01:34:14:29 - 01:34:15:14
Thank you.

01:34:16:00 - 01:34:16:24
Thank you.

01:34:18:29 - 01:34:23:09
And if I can come to Jillian Mark Lewallen. Three minutes when you're ready.

01:34:24:12 - 01:34:26:15
Hello. Jillian Mark Lewallen.

01:34:26:17 - 01:34:29:16
Could you just put the microphone down slightly?

01:34:31:04 - 01:35:16:07
Gillian Mark Llewellyn. How's that? K. Yes. Gillian Mark Llewellyn, plot three, I'd like to speak on noise intrusion. East Pye Solar has assessed the noise and vibration generated from their solar scheme and concluded that with mitigation, there would be negligible noise effects once the scheme is built. But this doesn't mean no noise effects. And in a location like plot three and many others in the scheme where virtually no background noise is experienced by residents, any continuous whine or vibration, even if it is minimal, is going to have a significant impact on wildlife and retired or housebound people who have no escape.

01:35:17:01 - 01:35:57:15
East Point Solar's sand survey is based on a computer model prediction rather than one based on an already built solar farm at this scale, And sand tests were only taken over small windows of time without variations of the seasons and different weather conditions. We are not a desert in the Australian outback. We are residential and wildlife dense community. Have East Py Solar adequately assessed the impact of noise in the gardens closest to the scheme as requested by South Norfolk District Council? What happens if noise levels exceed predictions? Built solar farms on this scale are unprecedented in the UK.

01:35:57:22 - 01:36:45:02
East Pie Solar can only make an educated guess of what it might be like to live next door to these things. I've already spoken to two professionals in the field of solar farm design and solar project management who understand what can go wrong, especially related to operational noise from

transformers, inverters, tracker panel motors, and associated cooling equipment. James Mafflin, a transmission engineer who designs wind and solar farms said, from my experience in electrical engineering, cast resin transformers can produce significant low frequency humming and vibration, particularly when mounted on steel support frames with checker plate flooring inside GRP enclosures.

01:36:45:17 - 01:37:19:08
Over time, mechanical fixings can loosen, vibration isolation can deteriorate, and steel structures and enclosure panels can resonate, amplifying the noise considerably. This can become particularly intrusive in quiet rural environments, especially at night and with cumulative impact. Michael Payne, a social project manager, said noise increased by higher voltage on sunny days and the cumulative impact of transformers, particularly those connected to overhead cables.

01:37:19:24 - 01:37:55:28
He says cheap Chinese transformers can cause noise due to overheating damage. I would therefore request that e... East Pice Solar at the least significantly widen their buffer zones from the curtilage of homes in Woodland, identify where all tracker panels would be mounted, guarantee mitigation measures already proposed, and enforce noise limits throughout the project's life. And finally, better still, abandon these plots of land and the entire scheme because there are less damaging places to put this stuff.

01:37:56:25 - 01:38:02:05
I have a more contract... Comprehensive description by James Macelin to give you, if

01:38:02:07 - 01:38:25:18
I may. Thank you. Thank you very much. I think you mentioned two individuals, quotes of two individuals there. Yes. If you, along with your written submission, would like to submit articles or Okay. That'd be yeah. Thank you very much. Okay. Thank you very much. That brings us to the end of our speakers.

01:38:28:12 - 01:38:32:14
So is there any... You can return to your seats. Thank you.

01:38:38:06 - 01:38:51:07
Before we move on, given there is some time, is there anyone wishes to who speak who hasn't already done so? Yes. Do you want to come up to the front? And

01:38:58:02 - 01:39:11:22
And is there anyone else? Okay. Thank you. So, yep, if you would like to take three minutes. Okay. Short submission. Thank you very much. If you can introduce yourself first and then.

01:39:13:00 - 01:39:27:17
Thank you. My name is Sandra Mullet, and I'm speaking on behalf of Block East Py Solar. I would... I know we've... You visited Great Malton. I would like to request a change to the itinerary for the company's visit to Great Malton to its

01:39:27:19 - 01:39:28:04

shore on

01:39:28:06 - 01:39:52:01
Thursday. BEP's request that Kingfisher Cottage is removed from the visit and Laverneham Farmhouse be reinstated. BEP's considers that both Laverneham Farm and Oak Lodge are significantly affected by the national grid infrastructure, which lies in very close proximity to the properties and represents a highly invasive intrusion into the occupants' lives.

01:39:53:18 - 01:40:26:13
Both of these properties use their land in different ways, and I think it would be beneficial for the planning inspectorate to understand how this land is used. In addition, the red line of the scheme appears to sit on the curtilage of each property. This would mean that any mitigation planting would alter the visual and environmental characteristics of these properties. Both parties are agreeable to this change, and I would therefore ask the executive to approve it. It will not affect the proposed timetable, so no other changes would be required.

01:40:26:21 - 01:40:27:17
Thank you.

01:40:32:13 - 01:40:35:29
On... Is this... Would there somebody be available at Luberne Cottage

01:40:36:04 - 01:40:36:19
Yes.

01:40:36:21 - 01:40:39:28
To give access to that property?

01:40:42:03 - 01:40:49:07
Obviously, I don't want to make any decisions on that now, but if that person can be ready to give us access... And it is next door, but is it next door or next door, but one is close by,

01:40:49:09 - 01:40:49:28
isn't you,

01:40:50:05 - 01:40:50:20
and I know

01:40:50:22 - 01:40:52:07
the sites as well. Okay.

01:40:52:09 - 01:40:54:19
I mean, that sounds as though it might be feasible.

01:41:09:07 - 01:41:28:05

And as those two properties are next to each of the... With... We're standing what I've said before. It... And again, obviously, we've got to be dependent on time in terms of when it goes dark, etcetera. But as they are very close by, it may even be possible to visit them both as they're so close to each other.

01:41:28:07 - 01:41:35:17
Yeah. And you... If we take Kingfisher Fisher Cottage out, that would leave... Alleviate any pressure on time.

01:41:35:19 - 01:41:36:04
Possibly.

01:41:36:06 - 01:41:37:10
It would be closer. It

01:41:37:29 - 01:41:52:07
might it might still be sort of worth seeing Kingfisher Cottage. Seeing seeing them both as well. So leave that with us. And if there can be somebody at hand at both properties to give us access as they be.....

01:41:52:09 - 01:41:58:07
Have to make sure that people... The people at Jinker Bishop Cottage would be aware that you still might wish to visit

01:41:58:09 - 01:41:58:24
Yes, please.

01:41:58:26 - 01:42:01:26
Because they've already agreed that, actually, they're quite happy for the

01:42:02:00 - 01:42:21:15
Yes. If if they can still be there to give us access Sure. Then fine. If not, then we... We'd understand that as well because, obviously, people got their lives, etcetera. So if they if they can be there to give access, then that is fine. And I'm hoping that we can accommodate that particular request, particularly given the location and obviously what you have said.

01:42:21:17 - 01:42:22:19
Okay. Thank you very much.

01:42:33:05 - 01:42:40:16
Okay. Thank you, everyone. I think that's one more person. Would you like to speak and make submission?

01:42:42:21 - 01:42:45:17
If you want to come forward to the microphone and introduce yourself.

01:42:48:21 - 01:43:12:15
Yeah. Hello. I'm Steve Dale from Heddenham Parish. I just have a quick confusion about some of these visits because you're out and about today around the rain. You're out and about on Thursday. There was also South Norfolk wrote a quite detailed submission to you on the first of September suggesting basis you should be observing from. And I wondered is that scheduled visits or is that what's happening to that?

01:43:12:17 - 01:43:42:21
I think there are a lot of places that have been recommended to us that we are able to visit from where we can see something from a public footpath, road, etcetera, public place, then we'll do so on an unaccompanied basis. And I think there were quite a few suggestions there where we felt they can be done on an accompanied basis. And basically, we'll obviously, we've got the company site inspections on Thursday. We did some this morning. We'll be doing some potentially the ones in the week as well.

01:43:42:23 - 01:44:15:21
And we have got time in January where we are going to do further unaccompanied site visits as well. We've also obviously done batches already, which are detailed on the website. When we do the other company websites site visits, we will put a note on the website to show where we have been to. So we have looked at every suggestion that has been made and we have sort of separated the ones where we need we feel we need to have access to that particular property away from those ones where we feel we can see from footpaths, etcetera.

01:44:15:23 - 01:44:41:22
And as I said before, we can understand sometimes you can understand the relationship of a property with site by actually being on the site itself as well. And I've said that said that from experience of thirty years of being a town planner. So if when we're doing our visits and if during sort of December, we think actually it would be useful to go to another property, then we could possibly do that on an access required basis. But we have taken account of all the suggestions made to us. Does

01:44:42:02 - 01:44:45:01
the fact that South Norfolk have any weight, their recommendations?

01:44:47:07 - 01:45:18:16
I suppose as the local planning authority, then it might be considered too. But then our rules our general rules in terms of what we do and what we don't do are still the same. And if we feel we can visit a place and see it from a public vantage point, then we then will do so. And as we said at the preliminary meeting, on this examination, we're not at all those places we can do from a public vantage point. We will do so by ourselves because we don't obviously people can suggest locations, submissions about what we should see from those locations.

01:45:18:18 - 01:45:25:17
But I think from experience, it's better for us just to go and have a look at those places ourselves without the parties needing to be there. But I

01:45:25:19 - 01:45:35:00

think the South Norfolk ones can mostly be done unaccompanied. And from my I know the area intimately, and I think their recommendations are highly significant.

01:45:35:02 - 01:45:50:09
I don't think we disagree with that. I think I've read the submissions from South Norfolk, and we don't disagree with that. I mean it's just, as I say, we just have to make a choice of which ones we do unaccompanied and which ones we do accompanied. And I know in some previous examinations,

01:45:52:04 - 01:46:27:15
we've had site visits to public places where everyone's folders are on footpaths and etcetera etcetera. it's It's not particularly beneficial for us when it's windy. We're trying to concentrate and talk to each other. You know, it is more helpful to us as as having a priority just to go start places ourselves, hearing all the submissions that have been made by by residents in in writing and at hearings then and having a good look at things. It can be sort of I mean, for practical reasons, it's quite difficult to do that aside because it's when you've got lots of people following around it and it's not particularly helpful for us. We absolutely understand the views of people on this scheme and the fact that there are obviously sort of some very sort of emotive views, etcetera.

01:46:27:17 - 01:46:33:08
We absolutely understand that. But we'd and aside, it's not particularly helpful to have everybody following us around. No, no. Think all

01:46:33:10 - 01:46:35:11
the South Norfolk ones you could do unaccompanied, and I

01:46:35:13 - 01:46:36:14
think you probably should, but

01:46:36:16 - 01:46:46:12
we would push strongly to say they're very valid places people stand to understand. A lot of the issues you hear today, they'll fall into place if you stand in some of those locations. South Norfolk,

01:46:46:14 - 01:47:14:22
thought they've done quite a comprehensive job at suggesting... Absolutely. I think we agree. That is very helpful. keep And obviously an eye on our website in terms of we will put a note of the places we go to this week apart from obviously the accompanied site inspections which will follow the itinerary subject to the small change we just discussed. And again, later in the examination in January when we will be coming again to do further site visits. Some we'll do twice because that's today in Great Malton. It was quite interesting to go back there having seen it in when did we go before

01:47:16:25 - 01:47:27:10
June, July, certainly when in the height of the summer. And obviously, sort of seeing when additional seasonal conditions is helpful as well. So we'll continue to do that throughout the examination. Perfect. Thank you. Okay. You.

01:47:31:25 - 01:47:37:01

Okay. If I take a last comment from the audience, if you want to come up to the...

01:47:38:14 - 01:47:40:19
Thank you. So a brief question, if I may.

01:47:40:21 - 01:47:43:22
George, introduce yourself first. I'm to.

01:47:44:18 - 01:47:59:19
Name's Richard Snowden from Great Malton, representing Great Malton Parish Council as well. It's a very simple question. Where are Rees pie? I thought these public meetings were intended for all parties to understand the process, to hear each other's comments, booze, concerns. Are they online?

01:48:00:23 - 01:48:05:27
They're attending in person. So we will come to the applicant at this moment on...

01:48:05:29 - 01:48:06:23
They are here?

01:48:06:25 - 01:48:10:18
Yes. Thank you. They were somewhat absent from the table where I expected to see them. Thank you.

01:48:12:28 - 01:48:24:12
So now that we have heard from everyone in the audience, if we can come to the applicant, if you would like to respond to any of the comments that you've heard today,

01:48:25:27 - 01:48:26:16
please do so.

01:48:43:13 - 01:49:18:24
Good afternoon. To introduce myself for the recording, my name is Toby Yates. I'm a senior associate solicitor at Pinsert Masons, and I'm a legal adviser advising and speaking on behalf of the applicant. So today is primarily for all of the interested parties to have their opportunity to contribute orally. It's not possible for me to deal with all of the points raised in sufficient detail at this stage to meaningfully address those concerns, but the applicant's position will continue to be set out in its written submissions and oral submissions at future hearings.

01:49:19:25 - 01:49:57:29
Primarily, as I did after open floor hearings one and two, just want to thank those that took the opportunity and those that have given oral evidence. The applicant has been present. We might be inside in the background, but we'll be at the forefront tomorrow and in the future hearings. And we've been listening to the points that have been raised and the concerns that it's not about just responding, but about answering. On that note, I'd just like to flag that following open floor hearing one and two, the applicant answered the points raised at those hearings in the response documents, rep one zero nine nine and rep one one hundred.

01:49:58:19 - 01:50:18:03
And it's not being requested specifically in the rule eight letter, but the applicant is intending on preparing answers to the concerns raised in this open floor hearing three, and that will be submitted into the examination at some detail in deadline three, but perhaps in full detail at deadline four.

01:50:19:21 - 01:50:34:24
And that will be in addition to the other written and oral submissions that will continue to be made as part of the examination process. That's all I have to say today. Thank you again for those contributing and attending this afternoon. Nothing further to add at this open floor hearing.

01:50:38:19 - 01:51:14:16
Thank you. So that brings us to the end of the open floor hearing. If we can request that the parties provide any post hearing documents, the recent summaries from any individuals who spoke today. And if you can submit those on or before deadline three, which is twenty fourth of November two thousand twenty six. And then if that's not possible, if you can do so by deadline four, which is the sixth of January. I'll also remind you that a recording of the hearing will be placed on the planning inspectorate's website as soon as practicable after the meeting.

01:51:14:23 - 01:51:41:19
Thank you for your attendance, for your submissions and your participation today. The next event that we have is the compulsory acquisition hearing, which is tomorrow, starting at ten o'clock in this venue as well. The detail and the agendas are on the East Pie project page of the planning inspectorate's website. So once again, thank you very much for your time. It is five fifty one, and the open floor hearing is now closed.

01:51:41:24 - 01:51:42:15
Thank you.