Planning Inspectorate

Application for development consent by East Pye Solar Limited (the applicant) for the proposed East Pye Solar project

Case Reference: EN0110014

Examining authority's note of unaccompanied site inspections (USIs) on Tuesday 17 and Friday 20 November 2026

Examining Inspectors David Cliff, (panel lead), Clare Taylor and John McEvoy, the Examining Authority (ExA) for the above-named application carried out the site inspections.

These site inspections were undertaken in addition to the ExA's earlier USIs carried out on 1 and 2 July 2026, enabling the ExA to revisit locations and further develop our general understanding and familiarity with the site and its surroundings. It is important to note that the inspections were not intended to amount to a full site inspection covering all specific locations and views of the site and its surroundings, and that further locations will be visited during the examination.

The ExA also carried out a separate accompanied site inspection on Thursday 19 November 2026, focusing on locations, such as residential properties, where access to private land and property was necessary.

As our inspections on 17 and 20 November 2026 were undertaken from publicly accessible land, advance permission to enter land was not required and the inspections could consequently be undertaken without any other parties being present.

The main purpose of this note is to inform the applicant and interested parties of the locations visited and viewed as part of the USIs,

Particulars of site inspections on 17 and 20 November 2026

The following list sets out the walked routes taken during the inspections. Stops were made at regular intervals to observe the site, surrounds and receptors including residential properties:

- Sub-sites 1B and 1D: Walk along Frith Way, High Green, Potters Crescent, Narrowgate Way (track), Great Moulton FP13 and FP14 noting the location of proposed overhead line works, 400 kilovolt project substation, National Grid substation and solar photovoltaic (PV) arrays - the route taken by the ExA is shown as the red line on page 3 below
- Sub-site 1B: Walk along Great Moulton FP13 and FP14, Frith Way, Great Moulton RB19 (Hundred Lane) and Tivetshall St Margaret FP3, noting the location of proposed solar PV arrays, battery energy storage system, and 400 kilovolt project substation - the route taken by the ExA is shown as the red line on page 3 below
- Sub-sites 1A and 1B: Walk along Great Moulton RB19 (on Hundred Lane), Broadgate Lane and Great Moulton FP15, noting the location of proposed overhead line works and solar PV arrays - the route taken by the ExA is shown as the red line on page 3 below
- Sub-site 2A: Walk along Tivetshall St Margaret FP8, noting the location of proposed solar PV arrays - the route taken by the ExA is shown as the red line on page 4 below

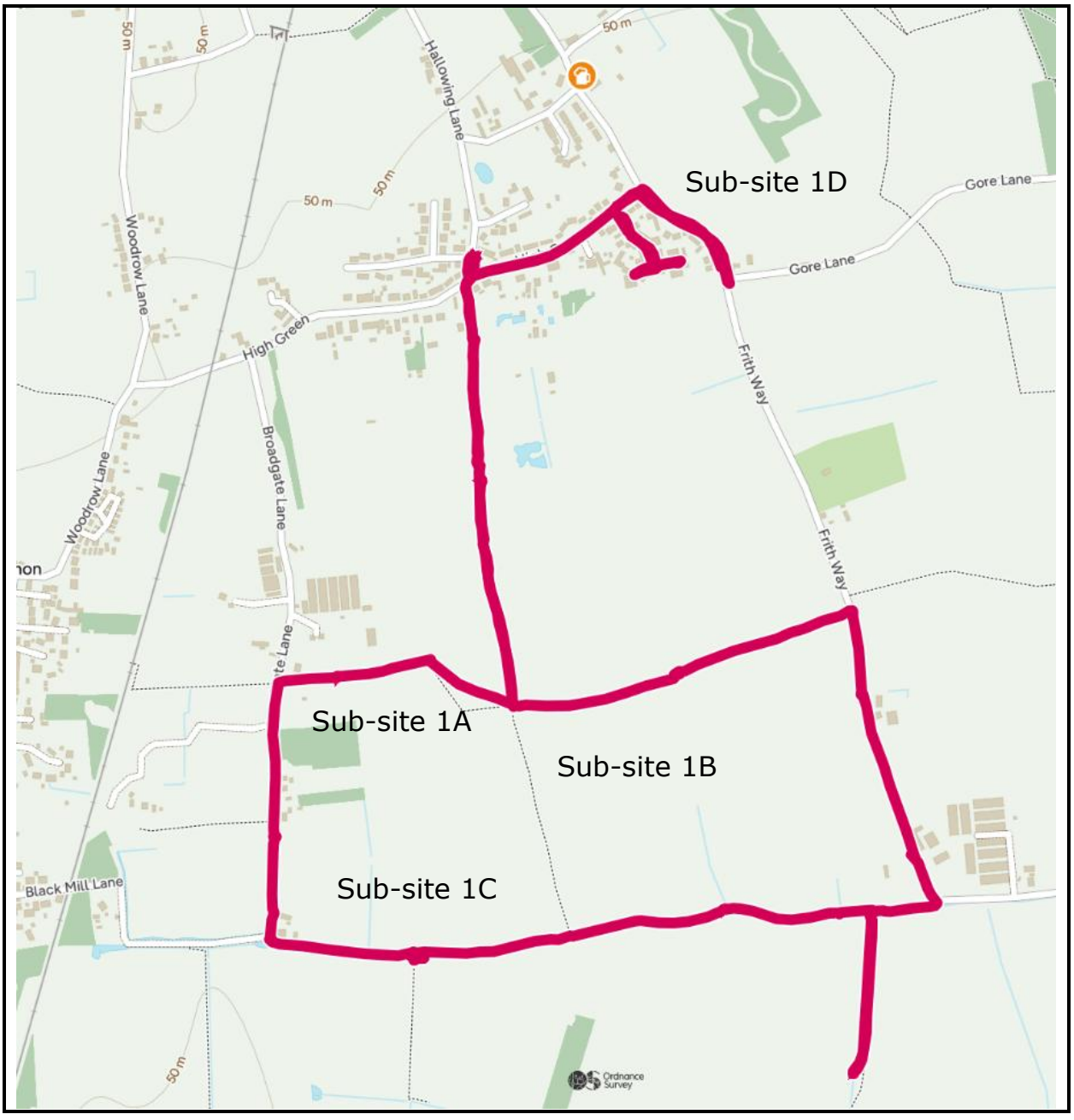
- Sub-sites 8A and 8B: Walk along Market Lane, Shotesham FP22, Brooke Road, Baxters Lane, Fylands Road and Shotesham FP19, noting the location of proposed solar PV arrays - the route taken by the ExA is shown as the red line on page 5 below
- Sub-site 7F: Walk along The Green, Saxlingham Nethergate FP9, Saxlingham Nethergate FP27, and Saxlingham Nethergate FP10, noting the location of a proposed 132kv project substation and solar PV arrays - the route taken by the ExA is shown as the red line on page 6 below
- Saxlingham Nethergate: Walk along The Street and Pitts Hill, noting the location of the war memorial and features along the edge of the highway – the route taken by the ExA is shown as the red line on page 7 below

Conclusion

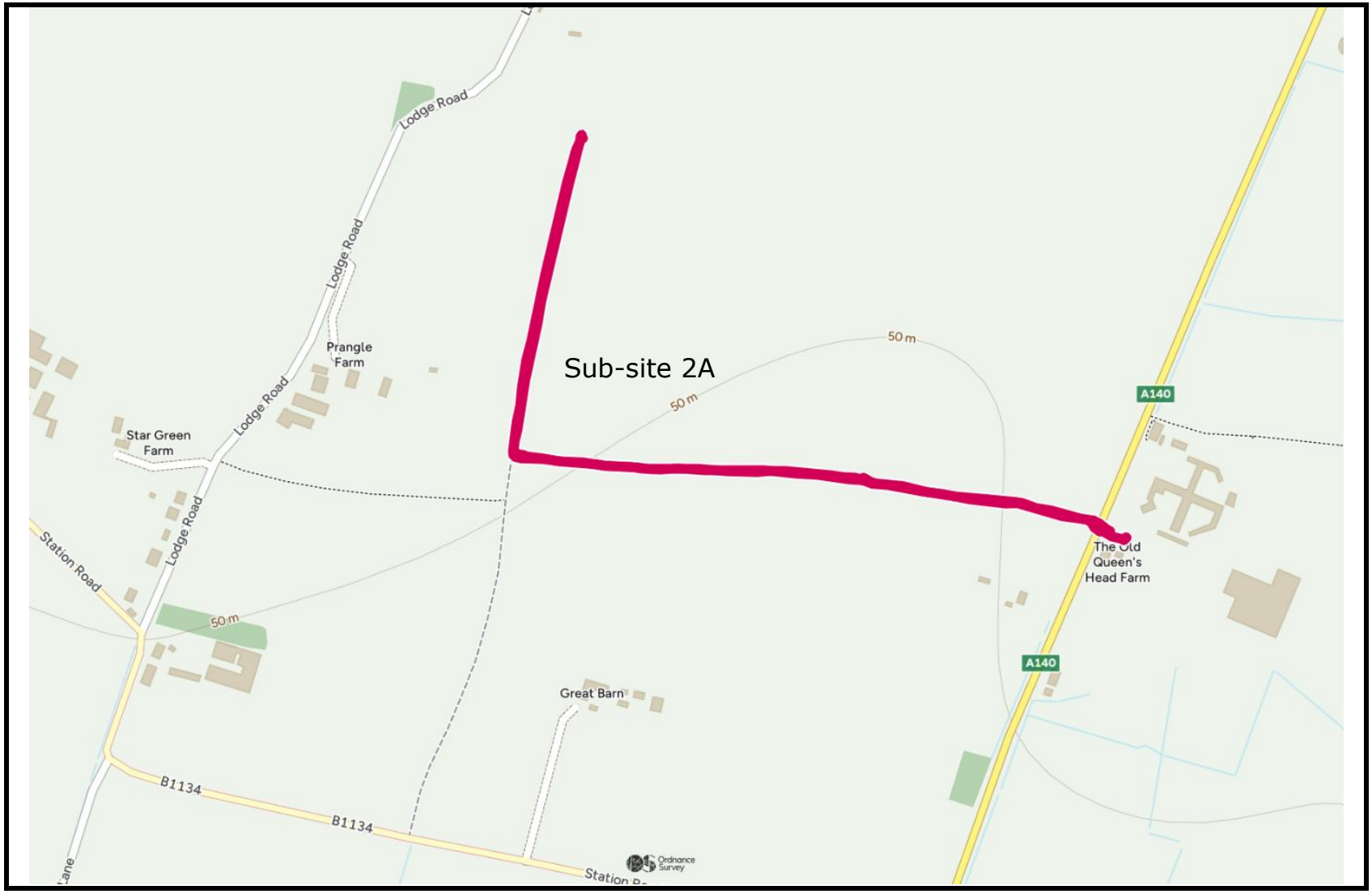
The site inspections enabled the ExA to view and generally familiarise us with the application site and its surroundings from numerous public vantage points and from different directions. As outlined elsewhere, the ExA may carry out further site inspections as the examination progresses, taking into account any suggestions made by interested parties and matters that arise during the examination.

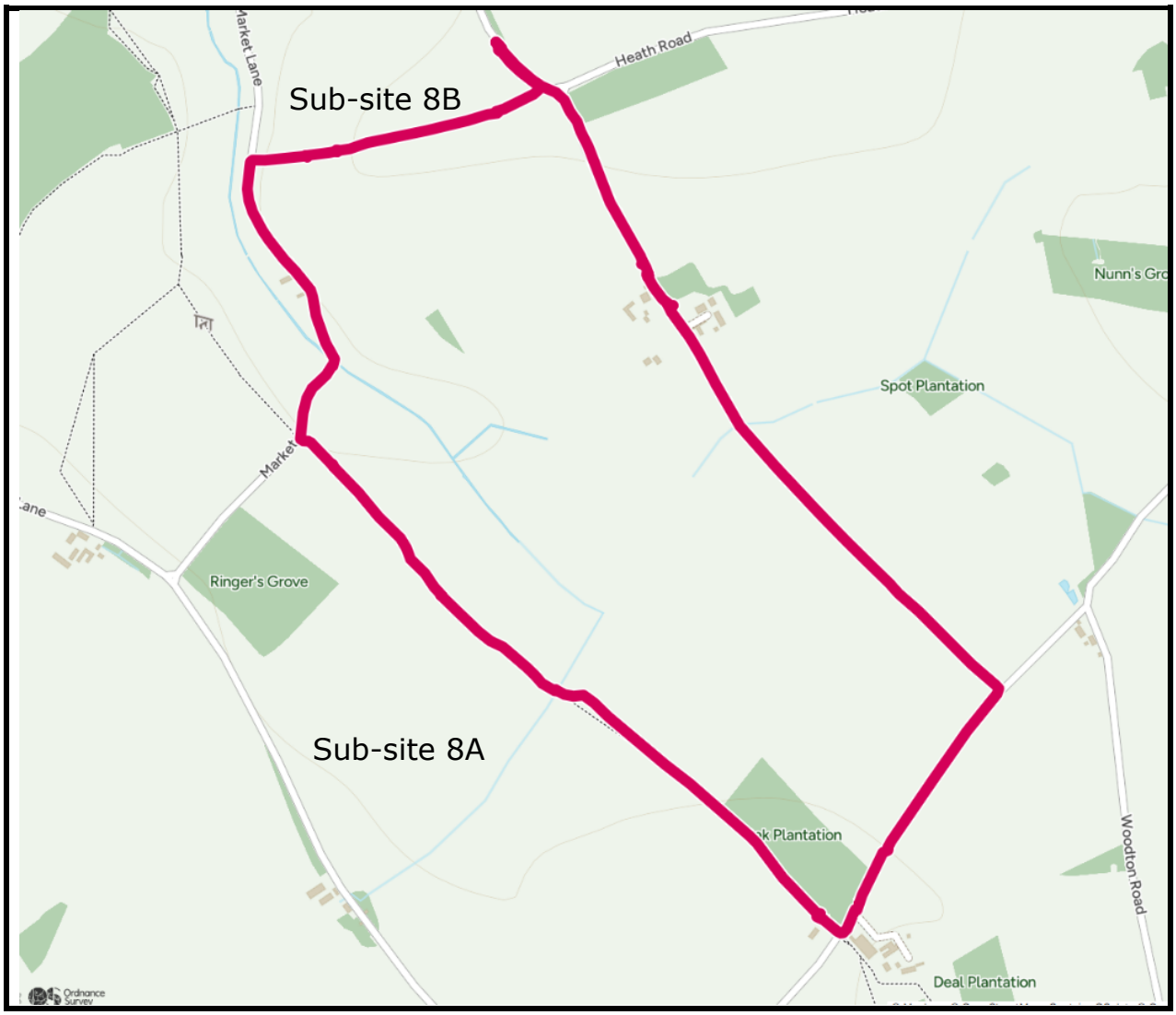
David Cliff

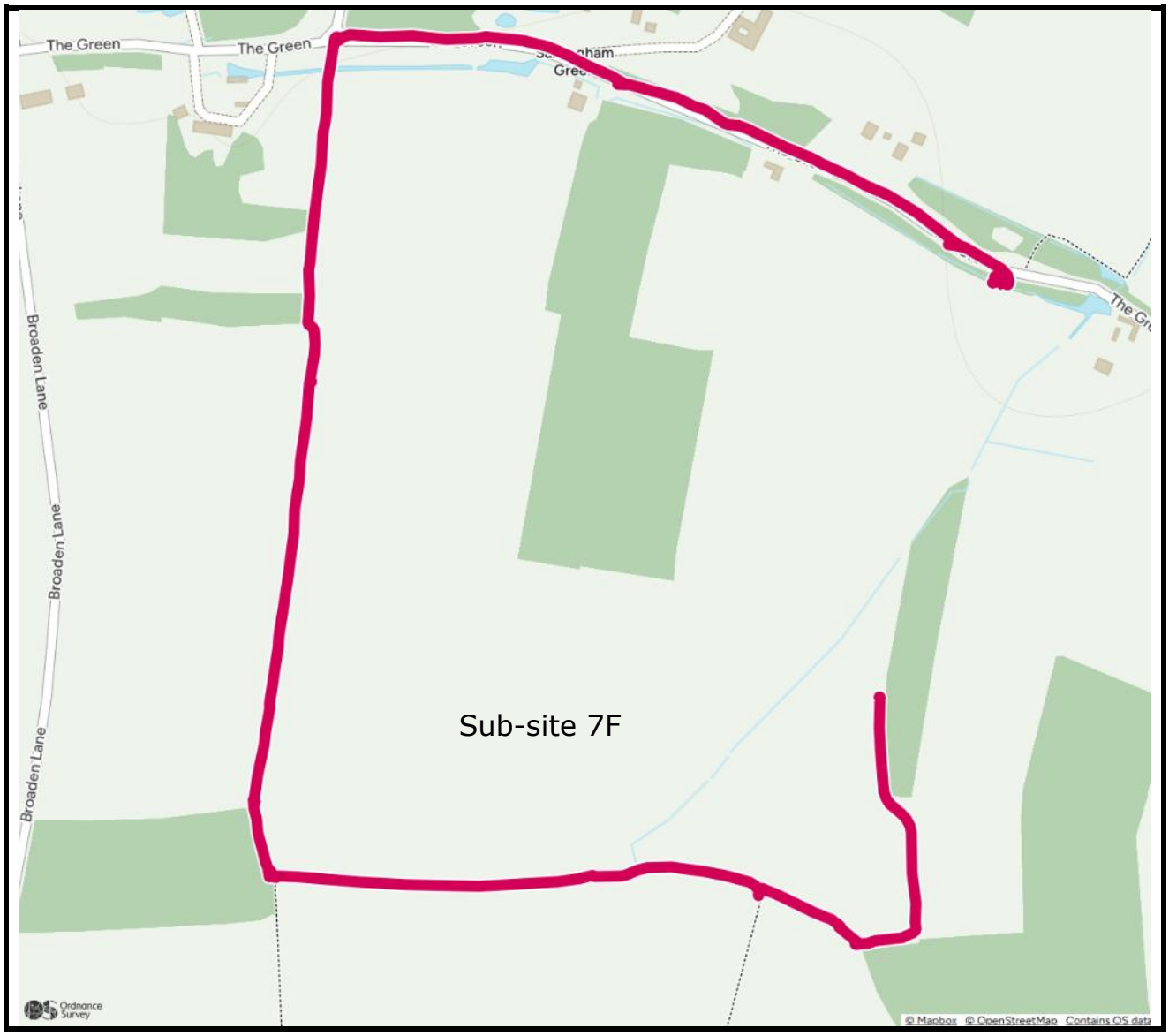
Lead member of the examining authority


Sub-site 1D
Sub-site 1A
Sub-site 1B
Sub-site 1C
Gore Lane
Gore Lane
Frith Way
Frith Way
Hallowing Lane
High Green
Woodrow Lane
Woodrow Lane
Broadgate Lane
Black Mill Lane
50 m
50 m
50 m
50 m
50 m
Ordnance Survey

Planning Inspectorate




Sub-site 8B
Heath Road
Market Lane
Spot Plantation
Ringer's Grove
Sub-site 8A
Woodton Road
Deal Plantation


The Green
The Green
Broaden Lane
Broaden Lane
Broaden Lane
Sub-site 7F
Ordnance Survey
© Mapbox © OpenStreetMap Contains OS data

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