

East Pye Solar – EN0110014

Responses to the Examining Authority's First Written Questions (ExQ1)

Richard Dunham – [REDACTED]

Interested Party Ref: [REDACTED]

Q1.2.6 – Lighting

I am the owner and occupier of [REDACTED], a Grade II listed property immediately adjacent to the proposed development at Site 4.

Lighting is a particular concern because of the presently dark, rural setting of [REDACTED] and the proximity of proposed infrastructure to our home.

I support the Examining Authority's request for greater clarity on the lighting proposals. In particular, I ask that the Applicant identifies clearly:

- which lights would operate permanently or from dusk;
- which would be motion activated;
- the location, height, direction and maximum output of all external lighting;
- the likely light spill at nearby residential properties, including [REDACTED];
- the duration for which motion-activated lighting would remain illuminated; and
- what enforceable controls would prevent unnecessary lighting during the operational life of the development.

I am concerned that matters affecting neighbouring residents should not be left largely to detailed design after consent has been granted.

I therefore ask that any detailed lighting strategy is secured through the DCO and that it specifically assesses and limits effects on nearby residential and heritage receptors, including [REDACTED].

Q1.8.2 – Schedule of effects on designated and non-designated heritage assets

I ask that [REDACTED] is expressly included in the Applicant's heritage schedule requested by the Examining Authority.

[REDACTED] is a Grade II listed historic property, with origins dating back to the 1500s, located immediately adjacent to the proposed development at Site 4.

The rural countryside surrounding the property forms an important part of its setting and has remained central to the way the property is experienced as a historic rural home.

My previous representations have raised concerns about the effect of the proposed development on that setting, including:

- the change from open countryside to large-scale energy infrastructure;
- the proximity of development to the property;
- lighting and other operational infrastructure;
- construction traffic, new accesses and associated disturbance; and
- the cumulative effect of these changes on the character and setting of the listed building.

I therefore ask the Applicant to identify clearly within the heritage schedule:

- where [REDACTED] has been assessed;
- what level of effect on its setting has been identified;
- what elements of the proposed development have been taken into account;
- what mitigation is relied upon; and
- whether the assessment considers the effects during construction, the early operational years and the longer-term operational phase.

If [REDACTED] has not already been individually assessed as a designated heritage asset, I ask that the supplementary assessment requested by the Examining Authority is undertaken.

I also ask that any assessment is based on the actual experience of the property and its grounds, rather than relying only on distant public viewpoints. This is one of the reasons I have requested that the Examining Authority visits [REDACTED] during its site inspections.

Q1.11.1 – Residential visual amenity

I support the Examining Authority's request for further explanation of the Applicant's approach to residential visual amenity.

I am the owner and occupier of [REDACTED], a Grade II listed home immediately adjacent to the proposed development at Site 4.

Given the proximity of the proposed development, I ask the Applicant to confirm expressly:

- whether [REDACTED] has been assessed within the Residential Visual Amenity Assessment;
- if so, where that assessment can be found and what conclusions were reached;
- what viewpoints from the house and its grounds were considered;
- whether the assessment considered the relationship between the house, its garden and the surrounding open countryside;
- what parts of Site 4 and associated infrastructure would be visible from the property;
- what mitigation is relied upon; and
- what residual visual effects are predicted after that mitigation.

If [REDACTED] has not been individually assessed using the Residential Visual Amenity Assessment methodology, I ask the Applicant to explain why not and to undertake a property-specific assessment.

In my view, the effect on a home such as [REDACTED] cannot properly be understood simply by considering distance from the development boundary. The nature of the existing outlook, the extent of the development visible from the property, the loss of open countryside and the experience from the house and grounds are also relevant.

This is also why I have asked the Examining Authority to visit [REDACTED] as part of its site inspection. A visit would allow the relationship between the property and Site 4 to be understood directly.

Q1.11.3 – Residential visual amenity, years 1–15

I support the Examining Authority's request that residential visual effects are assessed during the period from year 1 to year 15, rather than relying principally on the position once landscaping is assumed to be fully established.

I am the owner and occupier of [REDACTED], immediately adjacent to Site 4.

For residents living beside the proposed development, a period of up to 15 years is a very substantial part of their occupation of a home. Any significant visual effects during that period should therefore be clearly identified and assessed in their own right.

In relation to [REDACTED], I ask the Applicant to confirm:

- the predicted visual effects at year 1 and at appropriate stages before year 15;
- what existing vegetation is relied upon for screening;
- what new planting is relied upon and the assumptions made about its growth and effectiveness;
- how the assessment changes during winter and leaf-off conditions;
- what happens if planting establishes more slowly than assumed, fails or requires replacement; and
- what residual effects would remain before the proposed mitigation reaches maturity.

I am particularly concerned that summer vegetation should not give a misleading impression of the year-round relationship between [REDACTED] and the proposed development.

This is why I have asked the Examining Authority to visit [REDACTED] and the surrounding [REDACTED] during the leaf-off period, when the level of screening provided by deciduous trees and hedgerows can be properly understood.

I ask that [REDACTED] is specifically included in the Applicant's assessment of residential properties that may experience significant visual effects during years 1 to 15.

AI declaration

OpenAI ChatGPT was used to help identify the ExQ1 questions relevant to my property and to structure and edit my responses. The source material used comprised the Examining Authority's ExQ1 document, my own previous representations and information supplied by me concerning [REDACTED] and its relationship with the proposed development. I have reviewed the final responses and take responsibility for their accuracy, completeness and content.