

From: [REDACTED]
To: [East Pye Solar](#)
Subject: Nigel and Susan Baines [REDACTED]
Date: 17 September 2026 09:02:29

Hi, we have been attending your review meetings at Dunston Hall. You mentioned that you were willing to visit in person sites affected by the proposal. We would like to invite you to visit our house, address above, to see for yourselves how the solar panel fields will greatly impact on us.

The area singled out by East Pye Solar for Brooke is clearly visible from both North and South by neighbouring dwellings. At an initial open meeting held by East Pye in Woodton very early in the process, representatives of East Pye commented that they were surprised by this, this should not have happened and it was against their guiding principles for site location. Feedback was that they had just gone with areas proposed by the farmers owning the land and no checks or challenges had been made to look for alternative sitings.

Representations have been made to East Pye and a small part of the Brooke proposal has been removed from the plan. However the larger part remains and will still impact on properties overlooking it.

Topography is also an issue on this site. Our property is higher than the site meaning the whole area of the proposed solar panels is in clear view. The panel site, starting from a lower position than the properties then rises to a height higher than them, making it impossible to screen with hedging. It would take a large 50 to 60 foot high wood to do that.

If you were kind enough to visit us as offered, you will be able to witness this and the situation we find ourselves in would become clear.

We sincerely hope you will take up this offer.

Many thanks

Nigel and Susan Baines

Email [REDACTED]

Tel [REDACTED]

Sent from my iPad

From: [REDACTED]
To: [East Pye Solar](#)
Subject: Re: Nigel and Susan Baines [REDACTED] Interested party reference number [REDACTED]
Date: 06 October 2026 11:26:00

This is the last day for written presentations to the Planning Inspectorate. I have already made previous written submissions on the proposed solar development in general and included some area specific points. In particular the area 9 specific points summarised below are particularly important to me.

1. No effective screening was carried out when the location of solar panel fields was carried out. The area 9 Brooke fields are a good example. The fields selected are close to and in full view of several properties including my own. East Pye in their literature and in face to face meetings stated that the development would avoid this. To the best of my knowledge no action has been taken to re approach the land owners and seek better alternative locations. At one of the initial presentations by East Pye in nearby Woodton the team present stated that they understood the problem and they had a high degree of flexibility available to them in site location. They could remove some areas and replace them elsewhere. There has been a slight reduction in Brooke but it has not resolved the issue.
2. The project Manger for East Pye visited my property to assess my situation. She could see the problems with topography and said that they would pay particular attention to screening and only use the lower height panel structures in this area to minimise adverse impact There has been no subsequent confirmation of this. In practice it is difficult to see how effective screening could be achieved. It is not a level site and we are in a higher (overlooking) position.
3. Having attended the Dunston Hall meetings and heard both representations by interested parties and responses from East Pye I got the distinct impression that East Pye were seeking to avoid any commitments to mitigation or indeed aspects of implementation. It seemed that they were determined to secure as loose as possible terms of acceptance and then decide how they would implement the project after receiving their hoped for approval. I have no confidence whatsoever in the "promises" they have made so far. They have provided no firm commitment to these.
4. I return to my request you visit my property to see the situation for yourselves. You did offer this action at the Dunston Hall meeting. I immediately responded with my assent by email to you which you acknowledged in person when I talked to your team on the second day of the meeting. You said that you would action this. I sincerely hope that you will fulfil this. As covered in my email yesterday I have yet to receive written confirmation of this which is disturbing. I trust that you have not lost my email or have overlooked or forgotten the in person discussions.

I look forward to hearing from you.

Thank you
Nigel Baines
Sent from my iPad

> On 5 Oct 2026, at 21:25, NIGEL BAINES [REDACTED] wrote:

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> Hi, I am surprised that I have not yet had a formal acknowledgement of this request. At the Dunston Hall meetings you verbally acknowledged receipt of this email and stated that our property would be included in your planned visits. Please confirm that this has been scheduled and what date and time has been set aside for this.

> Thank you

> Nigel Baines

> Interested party reference number

> [REDACTED]

> Sent from my iPhone

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>> On 17 Sep 2026, at 09:02, Nigel Baines [REDACTED] > wrote:

>>

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